

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: E. Renton & Suburbs / 32

Previous Physical Inspection: 2004

Improved Sales:

Number of Sales: 1503

Range of Sale Dates: 1/2003 - 11/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$108,200	\$166,100	\$274,300	\$285,900	95.9%	7.58%
2005 Value	\$111,500	\$172,400	\$283,900	\$285,900	99.3%	7.09%
Change	+\$3,300	+\$6,300	+\$9,600		+3.4%	-0.49%
% Change	+3.0%	+3.8%	+3.5%		+3.5%	-6.46%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.49% and -6.46% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2004 Value	\$105,800	\$146,500	\$252,300
2005 Value	\$109,100	\$155,600	\$264,700
Percent Change	+3.1%	+6.2%	+4.9%

Number of one to three unit residences in the Population: 8329

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes in Subarea 3 have a lower average ratio (assessed value/sale price) than homes in the remaining Subareas; the formula will adjust these upward more than others in the population. Properties in Highpointe Div II (Major 330780) also have a lower average ratio than other properties in the area; the formula adjusts these properties upward more than others in the population. Properties in Eagles Ridge (Major 214150), Ellis Park (231680), Highland Estates (Major 329590), and Liberty Ridge Phases 1-6 (Majors 430730-430735) have higher average ratios than other properties in the area; the formula adjusts these properties downward. Properties in Honey Brooke, Honey Brooke Div II & IV (Majors 344870, 344871 & 344873), Maplewood Estates Ph 1 & 2 (Majors 512630 & 512631), Parkside Court (Major 666903), Ridge View (Major 730310), and Sienna (Major 778789) have somewhat higher average ratios than other properties in the area; the formula adjusts these properties upward less than others in the population. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

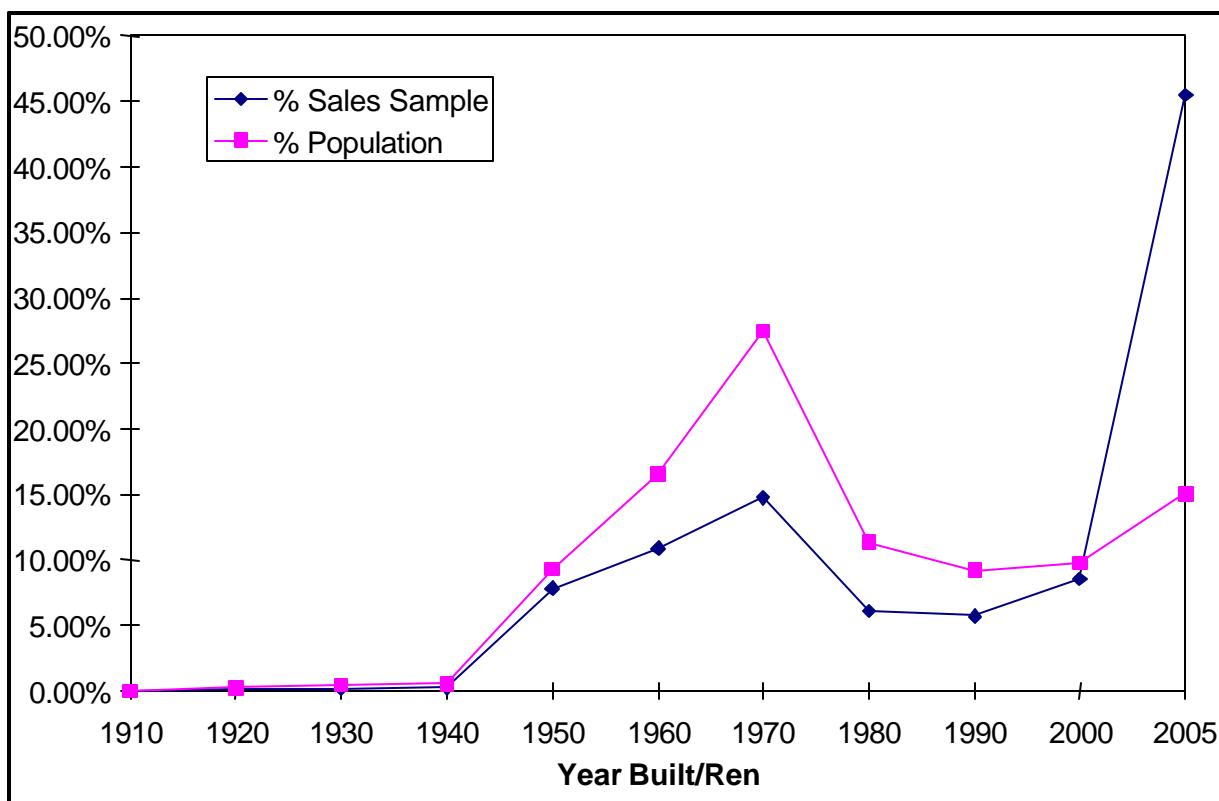
Sales Sample Representation of Population - Year Built / Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	3	0.20%
1930	2	0.13%
1940	4	0.27%
1950	118	7.85%
1960	164	10.91%
1970	222	14.77%
1980	92	6.12%
1990	86	5.72%
2000	128	8.52%
2005	684	45.51%
	1503	

Population

Year Built/Ren	Frequency	% Population
1910	2	0.02%
1920	19	0.23%
1930	39	0.47%
1940	46	0.55%
1950	778	9.34%
1960	1377	16.53%
1970	2288	27.47%
1980	946	11.36%
1990	769	9.23%
2000	813	9.76%
2005	1252	15.03%
	8329	

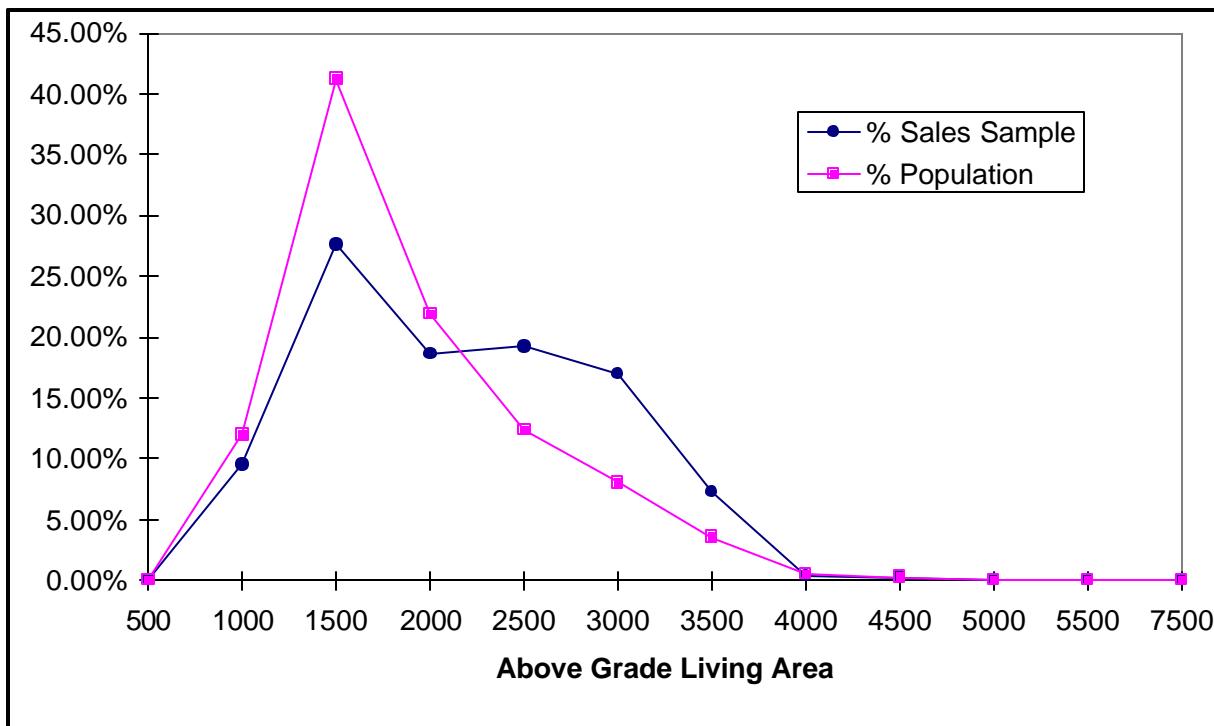


Sales of new homes built in the last five years are over-represented in this sample. This is due to abundance of new construction in this area and the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	143	9.51%
1500	415	27.61%
2000	280	18.63%
2500	289	19.23%
3000	255	16.97%
3500	110	7.32%
4000	5	0.33%
4500	4	0.27%
5000	1	0.07%
5500	1	0.07%
7500	0	0.00%
		1503

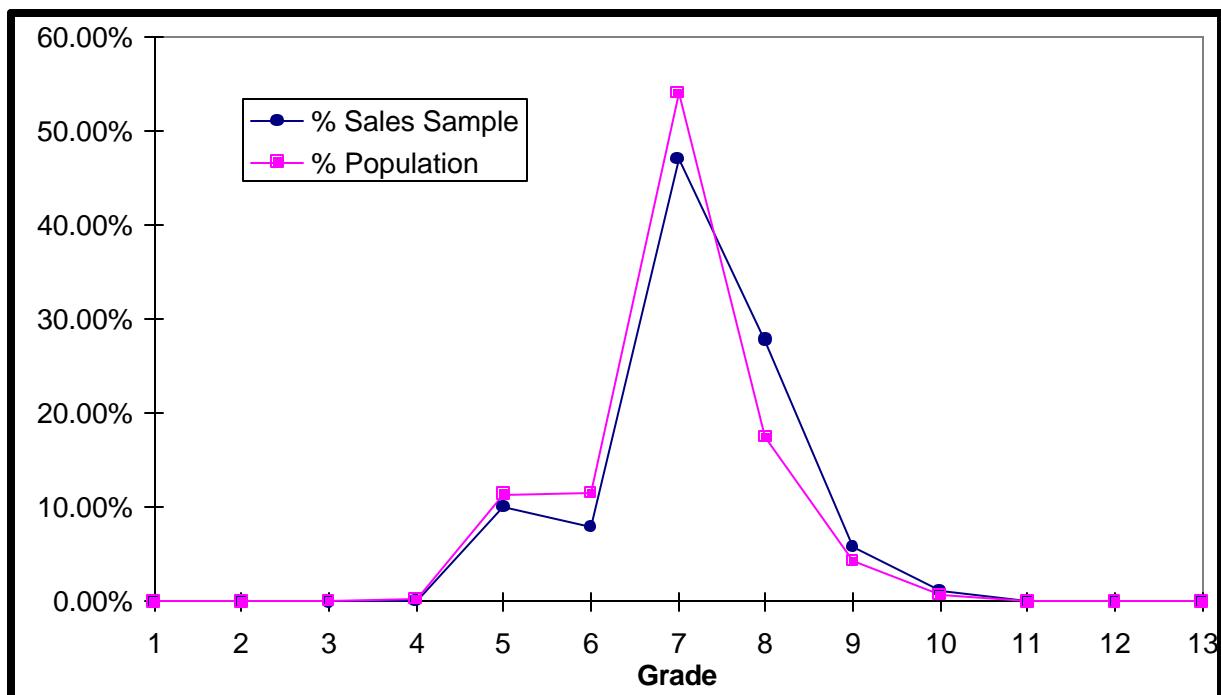
Population		
AGLA	Frequency	% Population
500	2	0.02%
1000	1000	12.01%
1500	3430	41.18%
2000	1826	21.92%
2500	1028	12.34%
3000	668	8.02%
3500	297	3.57%
4000	44	0.53%
4500	24	0.29%
5000	3	0.04%
5500	6	0.07%
7500	1	0.01%
		8329



The sales sample frequency distribution roughly follows the population distribution with regard to Above Grade Living Area. The total population reflects homes with an Above Grade Living area of predominantly 1500 sf. The sales sample shows a greater distribution of homes between 2500-3000 sf than the total population. This can be directly attributed to the sales of new two story homes, which tend to have larger, above grade living areas.

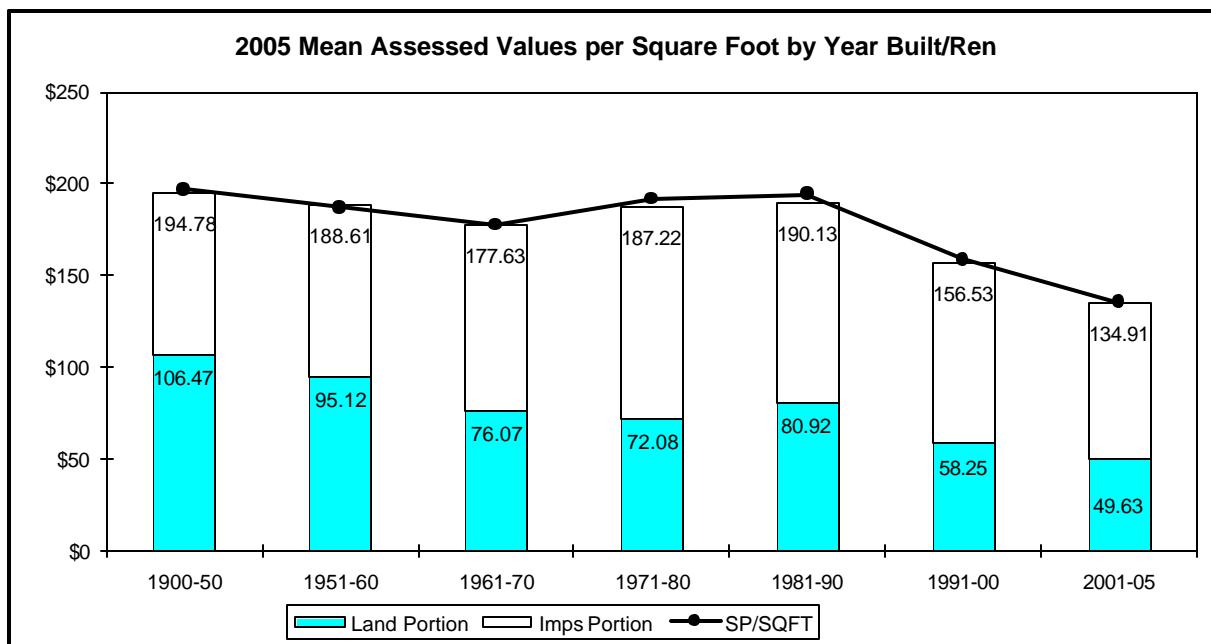
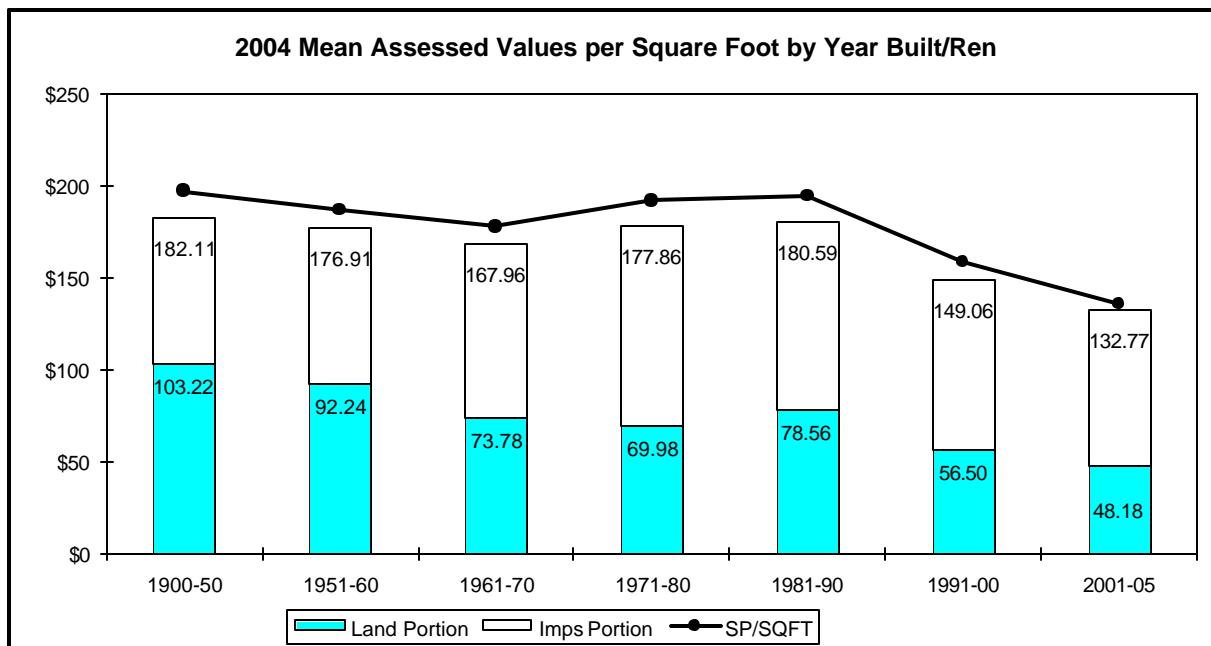
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	6	0.07%
4	2	0.13%	4	25	0.30%
5	151	10.05%	5	952	11.43%
6	119	7.92%	6	969	11.63%
7	708	47.11%	7	4500	54.03%
8	418	27.81%	8	1460	17.53%
9	88	5.85%	9	358	4.30%
10	17	1.13%	10	57	0.68%
11	0	0.00%	11	2	0.02%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
		1503			8329



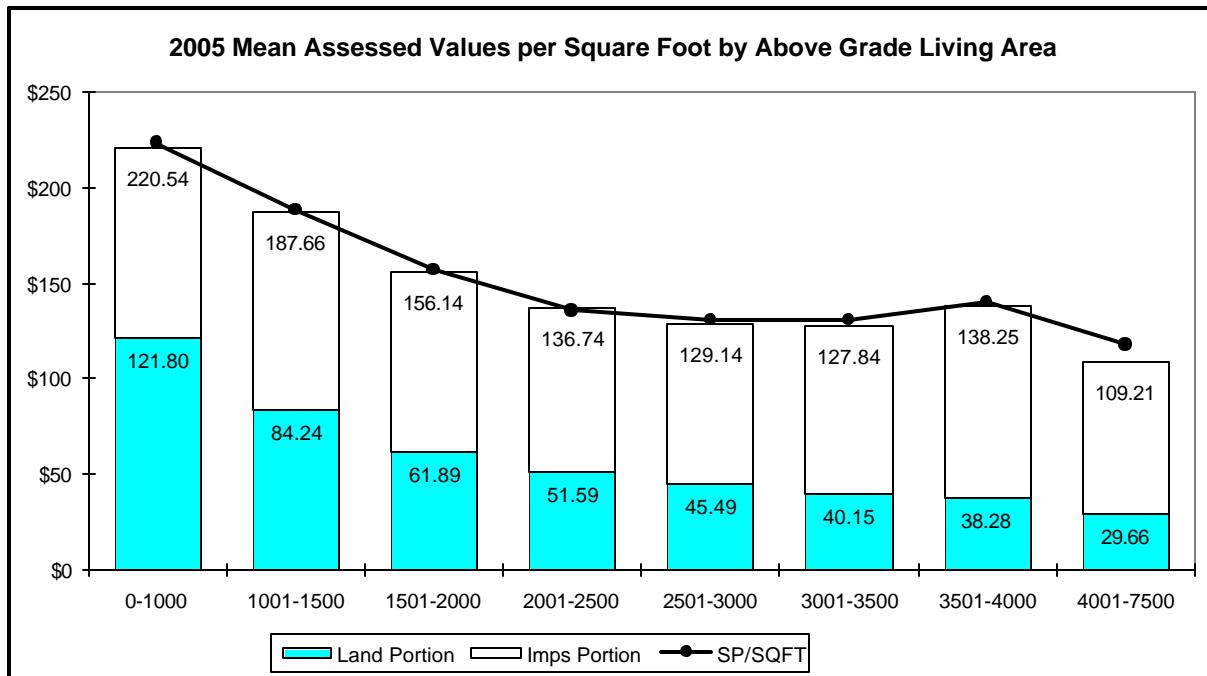
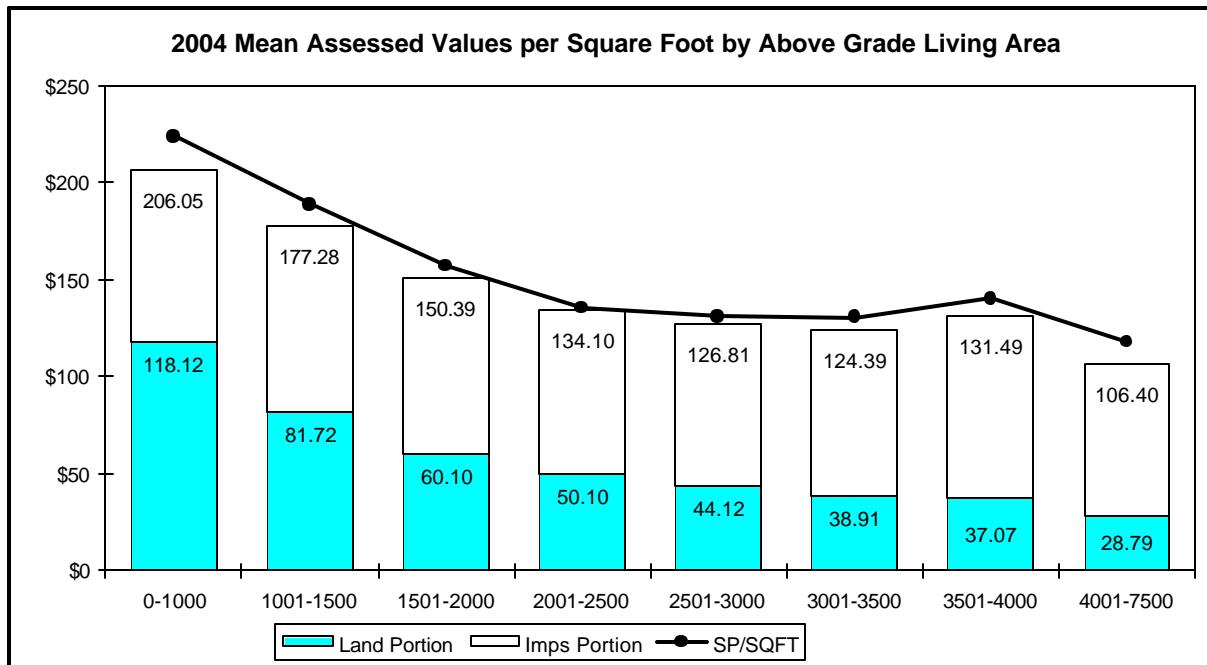
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated***



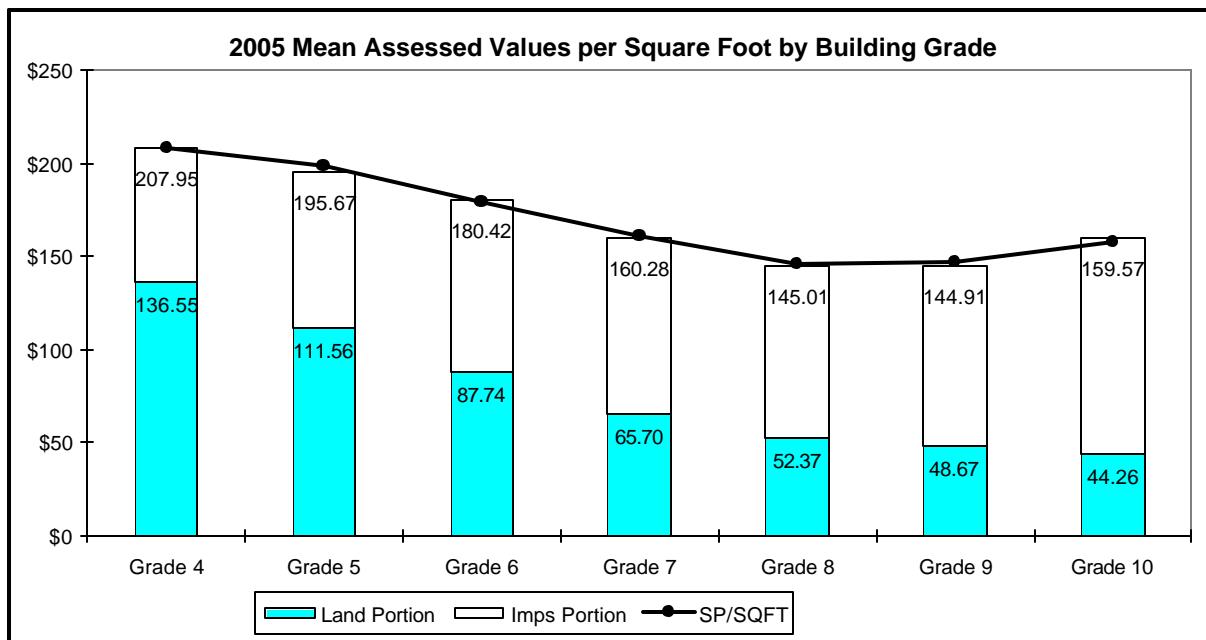
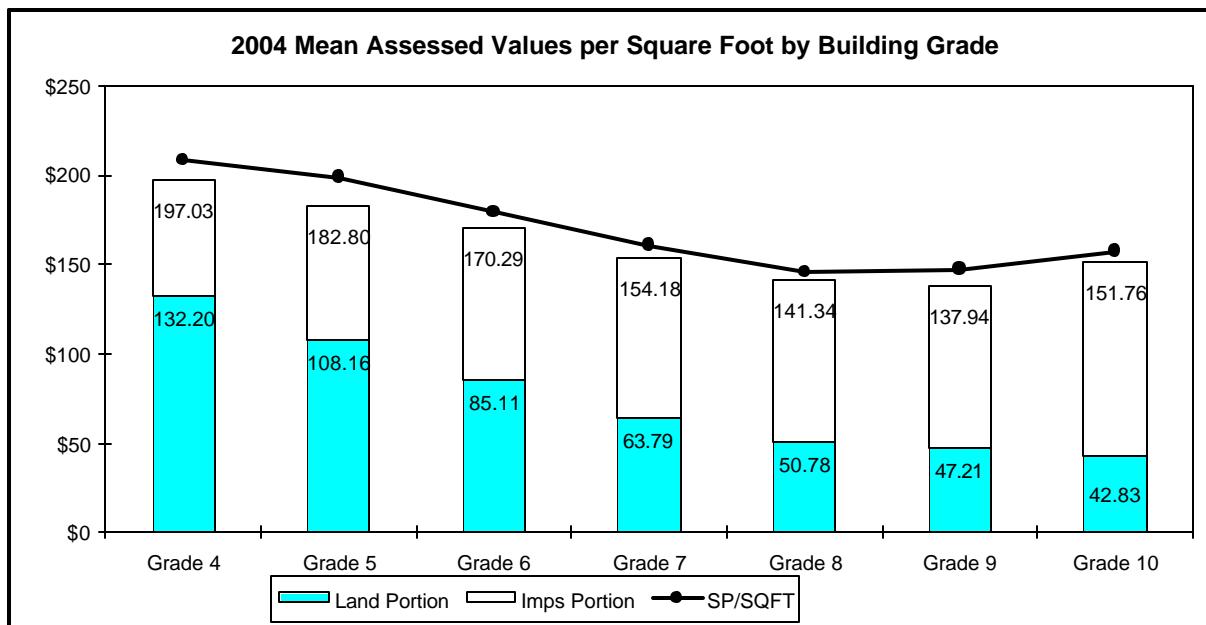
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area**

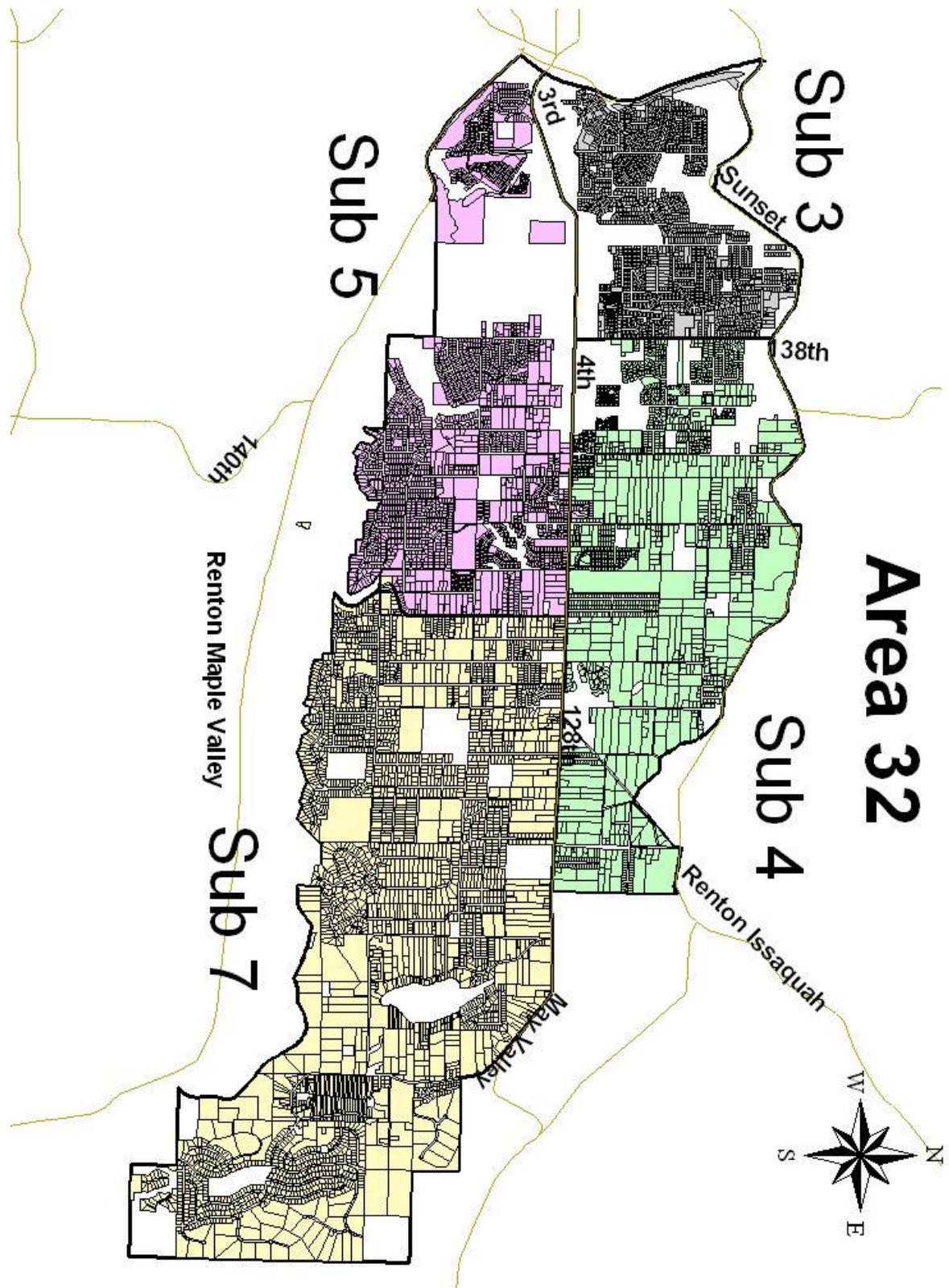


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There were only 5 sales with AGLA's between 3501-4000 sf and 6 sales with AGLA's between 4001-7500 sf.

***Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 11/17/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed February 23, 2005 to test the resultant assessment level using later 2004 sales. There were 46 additional usable sales. The weighted mean ratio dropped from 0.993 to 0.992 for one to three unit residences. These changes are not significant.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 24 usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 3.1% increase in land assessments in the area for the 2005 Assessment Year. The formula is:

$$2005 \text{ Land Value} = 2004 \text{ Land Value} \times 1.035, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 1503 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes in Subarea 3 have a lower average ratio (assessed value/sale price) than homes in the remaining Subareas; the formula will adjust these upward more than others in the population. Properties in Eagles Ridge (Major

214150), Ellis Park (231680), Highland Estates (Major 329590), and Liberty Ridge Phases 1-6 (Majors 430730-430735) have higher average ratios than other properties in the area; the formula adjusts these properties downward. Properties in Honey Brooke, Honey Brooke Div II & IV (Majors 344870, 344871 & 344873), Maplewood Estates Ph 1 & 2 (Majors 512630 & 512631), Parkside Court (Major 666903), Ridge View (Major 730310), and Sienna (Major 778789) have somewhat higher average ratios than other properties in the area; the formula adjusts these properties upward less than others in the population. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

$$2005 \text{ Total Value} = 2004 \text{ Total Value} / .9500848 -.01283088 * \text{Sub3} + .06708445 * \text{Major 214150} + .05575577 * \text{Major 231680} + .06639897 * \text{Major 329590} -.0471199 * \text{Major 330780} + .04802416 * \text{Major 666903} + .05371148 * \text{Major 730310} + .03594464 * \text{Major 778789} + .03963957 * \text{Majors 512630-512631} + .0599371 * \text{Majors 430730-430735} + .04925422 * \text{Majors 344870-344873}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at a new total value, (2005 Land Value + Previous Improvement Value * 1.038).
 *If a house and mobile home exist, the formula derived from the house is used to arrive at a new total value.
 *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value, (2005 Land Value + Previous Improvement Value * 1.038).
 *If vacant parcels (no improvement value), only the land adjustment applies.
 *If land or improvement values are \$10,000 or less, there is no change from previous value, (Previous Land value * 1.00 Or Previous Improvement value * 1.00).
 *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value, (only the land adjustment applies).
 *Residential properties located on commercially zoned land will be valued using 2004 Total value x 1.00.

Mobile Home Update

Based on the 20 usable mobile home available in the area, and their 2004 Assessment Year assessed values, it was determined that the improvement values of mobile homes need no adjustment. Mobile home parcels will be valued using 2005 land and Previous Improvement value x 1.00. The resulting total value is calculated as follows:

$$2005 \text{ Total Value} = 2005 \text{ Land Value} + \text{Previous Improvement Value} * 1.00, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 32 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

% Adjustment	5.89%
Subarea 3	Yes
% Adjustment	1.48%
Major 214150 - Eagles Ridge	Yes
% Adjustment	-7.11%
Major 231680 - Ellis Park	Yes
% Adjustment	-5.98%
Major 329590 - Highland Estates	Yes
% Adjustment	-7.04%
Major 330780 - Highpointe Div II	Yes
% Adjustment	5.63%
Major 666903 - Parkside Court	Yes
% Adjustment	-5.19%
Major 730310 - Ridgeview	Yes
% Adjustment	-5.77%
Major 778789 - Sienna	Yes
% Adjustment	-3.93%
Major 512630-512631	Yes
Maplewood Estates	
% Adjustment	-4.32%
Major 430730-430734 - Liberty Ridge	Yes
% Adjustment	-6.40%
Major 344870-344873 - Honey Brooke	Yes
% Adjustment	-5.31%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home in Major 329590 (Highland Estates) would *approximately* receive a 1.15% downward adjustment (5.89% - 7.04%).

A home in Major 330780 (Highpointe Div II), which is the only plat variable situated in Subarea 3, would approximately receive a 13% upward adjustment (5.89% + 1.48% + 5.63%). Only 13 parcels will receive this adjustment.

Generally homes situated in Subarea 3 and in Major 330780 were at a lower assessment level than others in the area. The remaining plats listed above, all of which are newer plats, were at a higher assessment level than the average. This model corrects for these strata differences.

62% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 32 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
214150	Eagles Ridge	7	17	41.2%	NW-14-23-5	5	8	2002 thru 2003	NE 4 th St & Nile Ave NE
231680	Ellis Park	12	16	75%	SW-11-23-5	4	9	2003	SE 124 th St & 149 th Ave SE
329590	Highland Estates	48	61	78.7%	SE-4-23-5	5	8	2003 thru 2004	SE 135 th St & 153 rd PI SE
330780	Highpointe Div II	10	13	76.9%	SE-4-23-5	3	8-9	2004	NE 12 th St & Redmond PI NE
344870 thru 344873	Honey Brooke	34	45	62.2%	SE-10-23-5	4	7	2003 thru 2004	NE 4 th St & Jericho Ave NE
430730 thru 430735	Liberty Ridge	158	576	27.8%	NE, NW & SW 16-23-5	5	7	2002 thru 2004	Edmonds Avenue NE & NE 3 rd Street
512630 thru 512631	Maplewood Estates	87	104	86.5%	NW & SW 13 & NW 14-23-5	5	8	2002 thru 2004	NE 4 th St & Pasco Dr NE
666903	Parkside Court	21	21	100%	NE-15-23-5	5	8	2003	146 th Ave SE & SE 2 nd Court
730310	Ridgeview	24	24	100%	NW-10-23-5	4	7	2003	SE 116 th St & Duvall PI NE
778789	Sienna	58	65	89.2	NE-15-23-5	5	8	2003 thru 2004	144 th Ave SE & NE 2 nd Court

Area 32 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is .993.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
4	2	0.948	1.000	5.5%	0.736	1.263
5	151	0.921	0.979	6.3%	0.966	0.993
6	119	0.950	1.004	5.6%	0.987	1.021
7	708	0.963	0.994	3.3%	0.989	0.999
8	418	0.970	0.994	2.5%	0.988	1.000
9	88	0.937	0.984	5.1%	0.970	0.999
10	17	0.960	1.009	5.2%	0.972	1.047
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1950	127	0.927	0.984	6.1%	0.968	1.000
1951-1960	164	0.952	1.008	5.9%	0.995	1.021
1961-1970	222	0.948	0.998	5.2%	0.987	1.008
1971-1980	92	0.934	0.982	5.2%	0.966	0.998
1981-1990	86	0.934	0.983	5.3%	0.967	0.999
1991-2000	128	0.935	0.985	5.3%	0.973	0.997
>2000	684	0.977	0.995	1.8%	0.991	0.999
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	1	0.954	1.000	4.8%	N/A	N/A
Average	1003	0.967	0.993	2.8%	0.989	0.997
Good	384	0.939	0.991	5.5%	0.983	0.999
Very Good	115	0.947	1.002	5.8%	0.987	1.017
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	656	0.940	0.992	5.5%	0.986	0.999
1.5	18	0.914	0.961	5.1%	0.911	1.011
2	829	0.971	0.994	2.4%	0.990	0.998

Area 32 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is .993.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<800	63	0.912	0.970	6.3%	0.948	0.991
0801-1000	80	0.931	0.985	5.8%	0.965	1.006
1001-1500	415	0.941	0.992	5.5%	0.984	1.000
1501-2000	280	0.958	0.996	3.9%	0.988	1.004
2001-2500	289	0.988	1.007	1.9%	1.001	1.014
2501-3000	255	0.969	0.991	2.3%	0.984	0.997
3001-4000	115	0.953	0.983	3.2%	0.970	0.995
4001-5000	5	0.890	0.910	2.2%	0.867	0.953
>5000	1	0.973	1.024	5.2%	N/A	N/A
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1453	0.961	0.995	3.5%	0.991	0.998
Y	50	0.914	0.956	4.5%	0.928	0.984
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1494	0.960	0.993	3.5%	0.990	0.997
Y	9	0.948	0.996	5.1%	0.937	1.056
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
3	351	0.928	0.990	6.7%	0.982	0.999
4	331	0.955	0.992	3.9%	0.985	0.998
5	593	0.979	0.994	1.5%	0.989	0.999
7	228	0.949	0.997	5.1%	0.985	1.008

Area 32 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is .993.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

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Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<3000	18	0.952	1.005	5.6%	0.958	1.051
03000-05000	356	0.989	1.002	1.3%	0.996	1.007
05001-08000	531	0.958	0.992	3.5%	0.986	0.998
08001-12000	339	0.951	0.993	4.4%	0.985	1.001
12001-16000	104	0.932	0.980	5.1%	0.965	0.995
16001-20000	40	0.926	0.974	5.2%	0.942	1.006
20001-30000	59	0.954	1.003	5.1%	0.981	1.025
30001-43559	17	0.905	0.955	5.5%	0.918	0.993
1AC-3AC	24	0.934	0.982	5.1%	0.938	1.025
3.01AC-5AC	12	0.967	1.016	5.1%	0.959	1.073
>5Ac	3	0.929	0.977	5.1%	0.750	1.205
Grand Total	1503	0.959	0.993	3.5%	0.990	0.997
Major 214150 Eagles Ridge	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1496	0.959	0.993	3.6%	0.990	0.997
Y	7	1.017	0.997	-1.9%	0.974	1.020
Major 231680 Ellis Park	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1491	0.959	0.993	3.6%	0.990	0.997
Y	12	1.005	0.997	-0.8%	0.982	1.012
Major 329590 Highland Estates	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1455	0.958	0.993	3.7%	0.990	0.997
Y	48	1.013	0.995	-1.8%	0.981	1.009
Major 330780 Highpointe Div II	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1493	0.960	0.993	3.4%	0.990	0.997
Y	10	0.887	0.996	12.2%	0.960	1.031

Area 32 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is .993.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

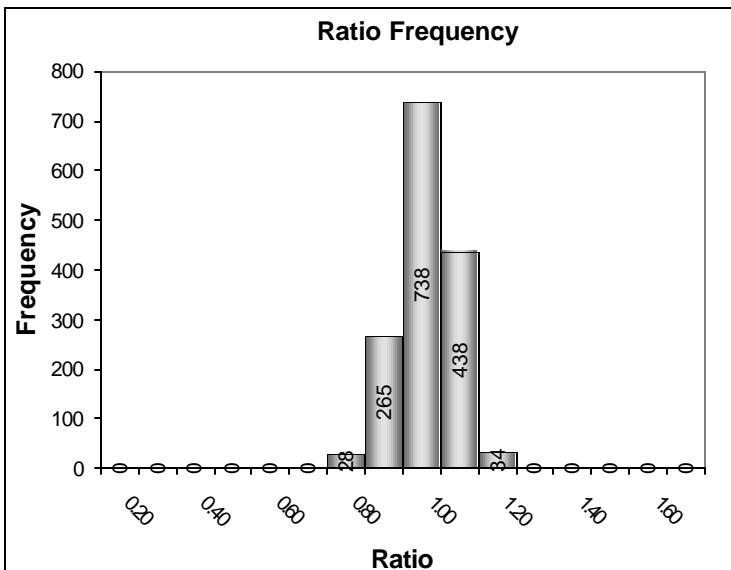
It is difficult to draw valid conclusions when the sales count is low.

Major 666903 Parkside Court	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1482	0.959	0.993	3.6%	0.990	0.997
Y	21	0.994	0.994	0.0%	0.967	1.021
Major 730310 Ridgeview	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1479	0.959	0.993	3.6%	0.990	0.997
Y	24	1.003	0.996	-0.7%	0.984	1.007
Major 778789 Sienna	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1445	0.958	0.993	3.7%	0.990	0.997
Y	58	0.982	0.994	1.2%	0.979	1.010
Major 344870- 344873 Honey Brooke	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1469	0.959	0.993	3.6%	0.990	0.997
Y	34	0.997	0.997	0.0%	0.985	1.008
Major 430730- 430735 Liberty Ridge	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1345	0.954	0.993	4.1%	0.989	0.997
Y	158	1.005	0.994	-1.1%	0.984	1.003
Major 512630- 512631 Maplewood Estates	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1416	0.957	0.993	3.7%	0.989	0.997
Y	87	0.987	0.995	0.9%	0.986	1.005

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: SE / Team 2	Lien Date: 01/01/2004	Date of Report: 3/2/2005	Sales Dates: 1/2003 - 11/2004
Area Area 32	Appr ID: CLIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	1503		
Mean Assessed Value	274,300		
Mean Sales Price	285,900		
Standard Deviation AV	76,679		
Standard Deviation SP	81,098		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.962		
Median Ratio	0.968		
Weighted Mean Ratio	0.959		
UNIFORMITY			
Lowest ratio	0.718		
Highest ratio:	1.195		
Coefficient of Dispersion	6.00%		
Standard Deviation	0.073		
Coefficient of Variation	7.58%		
Price Related Differential (PRD)	1.003		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.962		
Upper limit	0.972		
95% Confidence: Mean			
Lower limit	0.959		
Upper limit	0.966		
SAMPLE SIZE EVALUATION			
N (population size)	8329		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.073		
Recommended minimum:	9		
Actual sample size:	1503		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	712		
# ratios above mean:	791		
Z:	2.038		
Conclusion:	Non-normal		



COMMENTS:

1 to 3 Unit Residences throughout area 32

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: SE / Team 2	Lien Date: 01/01/2005	Date of Report: 3/2/2005	Sales Dates: 1/2003 - 11/2004
Area Area 32	Appr ID: CLIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 1503 Mean Assessed Value 283,900 Mean Sales Price 285,900 Standard Deviation AV 77,800 Standard Deviation SP 81,098			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.998 Median Ratio 1.000 Weighted Mean Ratio 0.993			
UNIFORMITY			
Lowest ratio 0.761 Highest ratio: 1.253 Coefficient of Dispersion 5.45% Standard Deviation 0.071 Coefficient of Variation 7.09% Price Related Differential (PRD) 1.005			
RELIABILITY			
95% Confidence: Median Lower limit 0.996 Upper limit 1.004			
95% Confidence: Mean Lower limit 0.995 Upper limit 1.002			
SAMPLE SIZE EVALUATION			
N (population size) 8329 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.071 Recommended minimum: 8 Actual sample size: 1503 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 741 # ratios above mean: 762 z: 0.542 Conclusion: <i>Normal*</i> <i>*i.e. no evidence of non-normality</i>			

Ratio Frequency

Ratio	Frequency
0.80	135
0.90	617
1.00	639
1.10	98

COMMENTS:

1 to 3 Unit Residences throughout area 32

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	092305	9218	4/2/04	\$140,000	660	0	4	1945	3	8276	N	N	1110 QUEEN AV NE
003	041800	0010	4/13/04	\$166,000	660	0	5	1952	4	6509	N	N	3606 NE 7TH PL
003	041800	0480	10/2/03	\$149,950	660	0	5	1952	4	4700	N	N	3631 NE 7TH PL
003	041800	0345	3/26/03	\$148,400	660	0	5	1952	4	5200	N	N	3416 NE 6TH ST
003	041800	0460	5/5/04	\$164,950	670	0	5	1952	3	5200	N	N	3616 NE 6TH ST
003	722750	0910	9/21/04	\$195,000	690	0	5	1942	4	5280	N	N	2326 NE 7TH ST
003	722750	0675	6/22/04	\$179,000	690	690	5	1942	4	5300	N	N	2601 NE 9TH ST
003	042100	0545	9/8/04	\$178,500	700	0	5	1953	3	5936	N	N	608 TACOMA AV NE
003	041800	0530	8/18/04	\$174,000	700	0	5	1952	4	6674	N	N	3600 NE 6TH PL
003	041800	0360	8/28/03	\$164,950	700	0	5	1952	4	5745	N	N	3631 NE 6TH PL
003	042100	0190	8/23/04	\$169,500	700	0	5	1953	4	5200	N	N	755 REDMOND AV NE
003	042200	0070	8/26/03	\$175,000	700	0	5	1954	4	5500	N	N	810 QUEEN AV NE
003	041800	0315	8/19/04	\$168,000	700	0	5	1952	4	5200	N	N	3316 NE 6TH ST
003	042100	0535	4/13/04	\$160,700	700	0	5	1953	4	5777	N	N	616 TACOMA AV NE
003	042100	0300	9/21/04	\$155,000	700	0	5	1953	3	7020	N	N	659 SHELTON AV NE
003	042400	0110	10/27/03	\$167,950	700	0	5	1954	4	6000	N	N	3413 NE 9TH ST
003	041800	0405	7/7/03	\$154,000	700	0	5	1952	4	5200	N	N	3513 NE 6TH PL
003	042100	0110	7/1/03	\$164,950	700	0	5	1953	5	7526	N	N	692 REDMOND AV NE
003	041800	0530	6/10/04	\$150,000	700	0	5	1952	4	6674	N	N	3600 NE 6TH PL
003	042100	0040	7/17/03	\$143,950	700	0	5	1953	3	5400	N	N	663 REDMOND AV NE
003	042100	0650	7/8/03	\$154,500	700	0	5	1953	4	8250	N	N	613 TACOMA AV NE
003	042300	0195	10/29/03	\$151,900	700	0	5	1954	3	5400	N	N	859 OLYMPIA AV NE
003	042100	0545	6/2/04	\$142,000	700	0	5	1953	3	5936	N	N	608 TACOMA AV NE
003	042100	0350	1/23/03	\$140,000	700	0	5	1953	4	6188	N	N	722 SHELTON AV NE
003	042100	0185	4/7/03	\$153,000	700	0	5	1953	5	4700	N	N	751 REDMOND AV NE
003	042100	0500	3/17/03	\$156,990	700	0	5	1953	5	7303	N	N	3918 NE 6TH PL
003	042100	0360	7/28/03	\$135,000	700	0	5	1953	4	6760	N	N	714 SHELTON AV NE
003	722750	1240	5/20/04	\$223,000	720	0	5	1942	4	5248	N	N	2218 NE 7TH ST
003	722750	2100	11/24/03	\$173,684	720	0	5	1942	4	4560	N	N	2513 NE 6TH PL
003	722750	0740	6/15/04	\$185,499	720	0	5	1942	5	4760	N	N	803 EDMONDS AV NE

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	722750	1950	6/24/03	\$166,000	720	0	5	1942	5	5358	N	N	622 GLENNWOOD CT NE
003	722750	0995	3/5/04	\$189,950	720	200	5	1942	5	4900	N	N	2107 NE 9TH ST
003	722750	1295	11/14/03	\$199,000	720	0	5	1942	5	6042	Y	N	2101 NE 6TH PL
003	042100	0060	5/17/04	\$165,900	720	0	5	1953	5	5900	N	N	679 REDMOND AV NE
003	722750	1710	6/27/03	\$154,500	720	0	5	1942	4	4320	N	N	2509 NE 7TH ST
003	722750	1010	11/2/04	\$200,000	720	720	5	1942	4	5012	N	N	2209 NE 9TH ST
003	722750	2075	4/14/03	\$154,000	720	0	5	1942	4	6180	N	N	2708 NE 5TH PL
003	722750	0830	4/17/03	\$149,000	720	0	5	1942	3	4222	N	N	822 DAYTON AV NE
003	722750	1010	5/19/04	\$194,950	720	720	5	1942	4	5012	N	N	2209 NE 9TH ST
003	722750	1645	7/16/03	\$165,000	720	0	5	1942	4	5600	N	N	2512 NE 7TH ST
003	722750	0340	12/13/03	\$147,000	720	0	5	1942	4	6293	N	N	2208 NE 9TH ST
003	722750	0050	8/17/04	\$182,000	740	0	5	1942	4	5671	N	N	851 ABERDEEN AV NE
003	041800	0075	9/14/04	\$158,000	740	0	5	1952	3	9016	N	N	3430 NE 7TH PL
003	722750	0025	5/17/04	\$177,000	750	0	5	1942	4	5224	N	N	707 ABERDEEN AV NE
003	722750	1575	11/4/04	\$178,950	750	0	5	1942	4	5551	N	N	654 DAYTON AV NE
003	722750	0155	2/11/04	\$170,000	750	0	5	1942	5	5095	N	N	2326 NE 9TH PL
003	722750	1490	9/18/03	\$162,000	750	0	5	1942	4	5132	N	N	2212 NE 6TH PL
003	722750	1435	7/14/03	\$147,000	750	0	5	1942	4	4537	N	N	2315 NE 7TH ST
003	722750	1425	4/25/03	\$150,000	750	300	5	1942	3	4917	N	N	2307 NE 7TH ST
003	041800	0180	9/10/03	\$214,950	770	0	5	1954	5	5200	N	N	3307 NE 7TH PL
003	722750	0710	4/26/04	\$165,950	800	0	5	1942	4	4760	N	N	855 EDMONDS AV NE
003	042300	0090	6/6/03	\$166,300	800	0	5	1954	4	7446	N	N	855 QUEEN AV NE
003	042450	0100	5/20/03	\$168,500	800	0	5	1955	4	5600	N	N	3431 NE 8TH ST
003	092305	9178	12/22/03	\$162,950	800	0	5	1924	5	11070	N	N	525 UNION AV NE
003	042100	0335	6/17/04	\$168,500	820	0	5	1953	4	7592	N	N	607 SHELTON AV NE
003	041800	0195	2/16/04	\$199,000	820	560	5	1954	5	5200	N	N	3306 NE 6TH PL
003	042100	0140	7/18/03	\$148,500	820	0	5	1953	4	9464	N	N	668 REDMOND AV NE
003	041800	0185	1/30/03	\$188,500	840	670	5	1954	4	5500	N	N	3301 NE 7TH PL
003	722750	0120	2/12/03	\$162,000	850	0	5	1942	4	4827	N	N	2214 NE 9TH PL
003	042200	0095	8/26/03	\$158,000	850	0	5	1954	4	5500	N	N	777 REDMOND AV NE
003	722750	1420	6/3/04	\$202,000	860	0	5	1942	3	4917	N	N	2303 NE 7TH ST

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	722750	0920	4/12/04	\$194,000	860	0	5	1942	4	5205	N	N	754 CAMAS AV NE
003	722750	1845	11/3/04	\$193,500	860	0	5	1942	5	5916	N	N	634 FERNDALE PL NE
003	722750	1760	8/15/03	\$165,950	860	0	5	1942	4	5040	N	N	2609 NE 7TH ST
003	722750	0445	10/20/03	\$170,390	860	0	5	1942	5	8590	N	N	939 FERNDALE CIR NE
003	722750	1740	3/19/04	\$160,000	860	0	5	1942	4	6750	N	N	650 FERNDALE CT NE
003	722750	1465	11/21/03	\$183,400	870	0	5	1942	3	5185	N	N	2308 NE 6TH PL
003	722750	0290	1/14/04	\$186,950	870	0	5	1942	5	6565	N	N	2419 NE 9TH PL
003	722750	1020	12/31/03	\$185,000	880	720	5	1942	4	5101	N	N	2217 NE 9TH ST
003	722750	0465	10/28/04	\$175,000	900	0	5	1942	4	6000	N	N	955 FERNDALE CIR NE
003	722750	0980	9/15/03	\$175,000	910	0	5	1942	4	5450	N	N	854 ABERDEEN AV NE
003	722750	0685	7/23/04	\$195,500	920	0	5	1942	4	5600	N	N	2609 NE 9TH ST
003	042100	0015	10/27/03	\$169,900	920	0	5	1953	4	5888	N	N	674 QUEEN AV NE
003	722750	0865	11/9/04	\$192,950	930	0	5	1942	4	4743	N	N	821 DAYTON AV NE
003	722750	0875	6/28/04	\$178,000	930	0	5	1942	4	4578	N	N	811 DAYTON AV NE
003	722750	0490	2/14/03	\$158,475	940	0	5	1942	4	5810	N	N	916 FERNDALE CIR NE
003	722750	1430	9/10/03	\$176,000	940	300	5	1942	5	4939	N	N	2311 NE 7TH ST
003	042300	0275	12/1/03	\$175,800	950	0	5	1967	3	9088	N	N	850 QUEEN AV NE
003	041800	0045	8/23/04	\$169,000	950	0	5	1952	4	5712	N	N	667 PIERCE PL NE
003	042300	0250	5/11/04	\$179,000	960	0	5	1954	3	6000	N	N	3501 NE 8TH ST
003	722750	1595	8/2/04	\$182,000	960	0	5	1942	4	5265	N	N	670 DAYTON AV NE
003	042200	0045	5/3/04	\$151,000	960	0	5	1954	4	5400	N	N	770 REDMOND AV NE
003	041800	0285	4/8/03	\$162,500	970	0	5	1952	4	5200	N	N	3319 NE 6TH PL
003	722750	0805	3/16/04	\$186,000	970	720	5	1942	4	5851	N	N	800 DAYTON AV NE
003	722750	2455	9/23/03	\$197,000	970	970	5	1942	4	6100	Y	N	651 CAMAS AV NE
003	722750	2225	9/24/03	\$190,000	980	500	5	1942	4	5940	N	N	631 FERNDALE AV NE
003	041800	0305	5/19/04	\$212,000	990	0	5	1952	5	5500	N	N	3304 NE 6TH ST
003	042500	0245	12/8/03	\$191,500	1000	0	5	1954	4	7070	N	N	3501 NE 9TH ST
003	722750	0470	8/12/03	\$199,989	1000	1000	5	1991	3	6896	N	N	2618 NE 9TH ST
003	722750	1535	7/14/03	\$185,297	1010	0	5	1942	5	5607	N	N	2411 NE 7TH ST
003	722750	2450	5/10/03	\$209,000	1010	890	5	1942	5	6200	Y	N	655 CAMAS AV NE
003	722750	2245	9/9/04	\$182,000	1020	0	5	1942	3	5429	N	N	2616 NE 6TH PL

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	722750	1775	8/19/04	\$185,300	1020	0	5	1942	4	4961	N	N	659 FERNDALE PL NE
003	722750	0480	5/27/03	\$168,000	1020	0	5	1942	5	5893	N	N	908 FERNDALE CIR NE
003	041800	0325	10/8/03	\$175,000	1030	0	5	1952	5	5200	N	N	3328 NE 6TH ST
003	722750	2305	4/22/04	\$175,000	1030	0	5	1942	3	6267	N	N	2319 NE 6TH PL
003	041800	0395	10/26/04	\$192,500	1040	0	5	1952	4	5200	N	N	3525 NE 6TH PL
003	722750	1495	12/10/03	\$179,000	1050	0	5	1942	5	5065	N	N	2208 NE 6TH PL
003	722750	0210	1/15/03	\$158,000	1050	0	5	1942	4	5320	N	N	915 EDMONDS AV NE
003	042000	0090	5/21/04	\$197,950	1060	0	5	1953	5	6500	N	N	618 QUEEN AV NE
003	722750	2095	5/21/04	\$234,500	1070	340	5	1942	5	5355	N	N	2505 NE 6TH PL
003	722750	0500	9/29/04	\$180,000	1070	0	5	1942	4	7372	N	N	924 FERNDALE CIR NE
003	042400	0065	10/12/04	\$179,000	1080	0	5	1954	4	6000	N	N	3306 NE 9TH ST
003	722750	0890	12/16/03	\$188,072	1080	0	5	1942	5	4744	N	N	801 DAYTON AV NE
003	042400	0020	7/11/03	\$159,000	1080	0	5	1954	4	6000	N	N	3401 NE 10TH ST
003	722750	1485	8/27/04	\$190,000	1090	0	5	1942	5	5176	N	N	2216 NE 6TH PL
003	042100	0030	9/8/03	\$179,950	1090	0	5	1953	5	5200	N	N	666 QUEEN AV NE
003	042450	0045	6/24/03	\$183,500	1100	0	5	1955	4	6100	N	N	851 OLYMPIA AV NE
003	722750	1440	10/27/03	\$205,000	1140	0	5	1942	5	4745	N	N	2319 NE 7TH ST
003	722750	2025	10/21/04	\$194,000	1150	0	5	1942	3	6882	N	N	2717 NE 6TH PL
003	722750	1770	2/24/04	\$192,000	1150	0	5	1942	4	5130	N	N	665 FERNDALE PL NE
003	722750	1870	1/20/03	\$170,000	1150	0	5	1942	4	6076	N	N	660 FERNDALE PL NE
003	722750	0010	7/23/03	\$157,500	1150	0	5	1942	4	8483	Y	N	2028 NE 7TH ST
003	042300	0125	5/12/04	\$182,500	1160	0	5	1954	4	6200	N	N	854 OLYMPIA AV NE
003	722750	0425	12/24/03	\$178,000	1160	0	5	1942	4	6902	N	N	923 FERNDALE CIR NE
003	042000	0040	4/18/03	\$175,000	1160	0	5	1953	5	5100	N	N	659 REDMOND AV NE
003	722750	0145	10/6/04	\$235,000	1170	0	5	1942	3	5095	N	N	2316 NE 9TH PL
003	722750	0410	12/22/03	\$213,550	1170	660	5	1942	5	5700	N	N	909 FERNDALE CIR NE
003	722750	1920	11/10/03	\$195,000	1180	0	5	1942	4	6860	N	N	2712 NE 6TH PL
003	042100	0340	4/30/04	\$205,000	1200	0	5	1953	4	7810	N	N	3834 NE 6TH ST
003	722750	1225	8/12/04	\$185,000	1200	0	5	1942	3	5204	N	N	751 CAMAS AV NE
003	041800	0320	6/11/03	\$201,900	1210	0	5	1952	5	5200	N	N	3322 NE 6TH ST
003	042100	0120	3/29/04	\$179,000	1220	0	5	1953	4	12798	N	N	684 REDMOND AV NE

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	722750	1825	8/25/03	\$173,000	1220	0	5	1942	4	4290	N	N	672 EDMONDS AV NE
003	722750	0020	6/22/04	\$192,500	1260	200	5	1942	4	5825	N	N	2106 NE 7TH ST
003	722750	2315	9/17/03	\$195,300	1280	0	5	1942	5	6000	N	N	679 DAYTON AV NE
003	722750	0680	7/24/03	\$179,500	1300	0	5	1942	4	5800	N	N	2605 NE 9TH ST
003	722750	1525	5/7/04	\$204,000	1320	0	5	1942	5	5295	N	N	2403 NE 7TH ST
003	042500	0180	4/21/04	\$211,500	1320	0	5	1956	5	5643	N	N	3509 NE 10TH ST
003	042200	0015	3/24/04	\$187,000	1350	0	5	1954	4	5940	N	N	3806 NE 8TH CT
003	722780	0670	10/6/04	\$230,000	1440	0	5	1943	4	11845	N	N	568 HARRINGTON AV NE
003	722780	0900	6/21/04	\$220,000	1440	0	5	1943	4	11856	N	N	2800 NE 6TH PL
003	722780	0895	8/17/04	\$207,500	1440	0	5	1943	4	9612	N	N	2812 NE 6TH PL
003	722780	0700	6/30/04	\$210,000	1440	0	5	1943	4	12878	N	N	651 INDEX PL NE
003	042100	0100	10/21/04	\$200,450	1440	0	5	1953	4	6080	N	N	3715 NE 7TH ST
003	722750	1915	4/15/04	\$189,500	1460	0	5	1942	3	7038	N	N	2724 NE 6TH PL
003	042200	0030	2/11/03	\$179,999	1610	0	5	1954	5	8892	N	N	3819 NE 8TH CT
003	722780	0690	9/30/04	\$215,000	1750	0	5	1943	3	11220	N	N	642 HARRINGTON AV NE
003	722780	0880	6/13/03	\$196,950	1750	0	5	1943	4	9387	N	N	2821 NE 7TH ST
003	722780	0650	9/9/04	\$207,670	1820	0	5	1943	4	10710	N	N	619 INDEX AV NE
003	947620	0545	9/25/03	\$215,000	680	670	6	1944	5	6696	Y	N	582 WINDSOR PL NE
003	947620	0565	5/11/04	\$160,000	680	670	6	1944	4	15482	N	N	566 WINDSOR PL NE
003	722750	0745	7/13/04	\$164,200	720	280	6	1942	5	4760	N	N	801 EDMONDS AV NE
003	722780	0810	5/11/04	\$196,000	770	0	6	1943	4	8500	N	N	560 INDEX PL NE
003	947620	0365	5/19/03	\$173,000	780	0	6	1943	4	6395	Y	N	425 WINDSOR WY NE
003	947620	0480	7/9/03	\$160,000	810	0	6	1943	4	8450	Y	N	426 WINDSOR WY NE
003	042100	0235	1/13/04	\$168,317	850	0	6	1965	4	7800	N	N	3900 NE 7TH ST
003	042400	0130	6/9/04	\$191,000	870	0	6	1954	4	5820	N	N	3319 NE 9TH ST
003	801110	0071	8/31/04	\$183,000	900	0	6	1961	4	6039	N	N	3624 NE 7TH ST
003	947620	0135	6/8/04	\$169,000	910	0	6	1943	4	6500	N	N	512 GRANDEY WY NE
003	042100	0470	7/20/04	\$233,700	940	880	6	1978	3	5624	N	N	674 SHELTON AV NE
003	042100	0465	4/9/04	\$215,500	940	540	6	1978	4	7276	N	N	680 SHELTON AV NE
003	722780	0694	9/16/03	\$160,000	940	0	6	2001	3	4943	N	N	640 INDEX AV NE
003	042450	0055	9/18/03	\$236,000	950	950	6	1959	4	6100	N	N	811 OLYMPIA AV NE

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	947620	0600	12/10/03	\$160,000	960	0	6	1944	3	7860	N	N	504 WINDSOR PL NE
003	041900	0040	8/28/03	\$165,000	960	0	6	1953	4	5400	N	N	3617 NE 6TH ST
003	042100	0420	7/2/04	\$197,500	970	0	6	1967	3	5200	N	N	679 UNION AV NE
003	947620	0150	5/11/04	\$189,900	1000	0	6	1943	4	7615	Y	N	474 GRANDEY WY NE
003	947620	0575	9/23/04	\$220,000	1010	0	6	1944	4	9600	N	N	558 WINDSOR PL NE
003	947670	0120	3/17/03	\$185,000	1010	550	6	1944	4	7518	N	N	578 BRONSON WY NE
003	042520	0145	10/13/04	\$183,400	1020	0	6	1959	4	8610	N	N	3704 NE 9TH CT
003	042520	0170	11/12/03	\$180,000	1020	0	6	1959	4	7176	N	N	851 REDMOND AV NE
003	947670	0125	6/9/03	\$157,000	1040	0	6	1942	4	7381	N	N	574 BRONSON WY NE
003	947620	0230	9/29/03	\$163,500	1040	0	6	1942	3	6624	Y	N	483 BRONSON WY NE
003	042100	0580	9/15/04	\$201,000	1050	0	6	1968	3	5200	N	N	651 UNION AV NE
003	042100	0590	11/3/04	\$190,000	1050	0	6	1968	4	5200	N	N	659 UNION AV NE
003	947620	0030	9/24/03	\$182,900	1060	0	6	1943	4	6900	N	N	501 GRANDEY WY NE
003	947620	0170	9/26/03	\$197,000	1060	0	6	1943	5	10000	Y	N	458 GRANDEY WY NE
003	880540	0030	10/2/03	\$201,800	1060	0	6	1981	3	6694	N	N	4009 NE 6TH CT
003	042100	0035	7/21/03	\$165,000	1060	0	6	1953	4	5000	N	N	662 QUEEN AV NE
003	042520	0130	8/15/03	\$170,000	1070	0	6	1958	4	6060	N	N	859 REDMOND AV NE
003	722750	1140	4/19/04	\$250,395	1100	1100	6	1942	5	4239	N	N	2310 NE 8TH ST
003	880540	0080	8/19/04	\$209,000	1120	0	6	1981	3	7300	N	N	4018 NE 6TH CT
003	042000	0105	4/8/03	\$173,950	1140	0	6	1953	5	5700	N	N	3710 NE 6TH ST
003	722750	1365	4/25/03	\$195,000	1150	0	6	1942	5	5233	N	N	671 CAMAS AV NE
003	947620	0120	9/28/04	\$189,000	1170	0	6	1942	4	6200	N	N	554 GRANDEY WY NE
003	042400	0005	9/2/03	\$203,500	1170	0	6	1954	4	6000	N	N	913 OLYMPIA AV NE
003	042400	0080	3/16/04	\$190,000	1170	0	6	1954	5	6000	N	N	3324 NE 9TH ST
003	041900	0015	9/19/03	\$172,000	1170	0	6	1953	4	5400	N	N	3517 NE 6TH ST
003	947620	0220	4/9/04	\$214,900	1200	0	6	1943	5	9400	Y	N	459 BRONSON WY NE
003	042400	0010	8/19/03	\$200,000	1200	0	6	1954	5	6000	N	N	3409 NE 10TH ST
003	947620	0685	6/16/03	\$179,500	1200	500	6	1944	3	7722	N	N	569 BRONSON PL NE
003	947620	0276	11/19/03	\$221,000	1240	0	6	1943	5	9600	N	N	514 BRONSON PL NE
003	042500	0250	12/3/03	\$179,500	1250	0	6	1956	4	6060	N	N	3507 NE 9TH ST
003	042100	0595	8/24/04	\$219,950	1290	0	6	1968	5	5800	N	N	663 UNION AV NE

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	042500	0120	7/24/03	\$194,900	1290	0	6	1957	5	5185	N	N	3608 NE 10TH ST
003	042520	0055	10/11/04	\$227,500	1300	0	6	1959	5	5702	N	N	3724 NE 9TH ST
003	042520	0155	4/28/04	\$187,500	1300	0	6	1959	4	7047	N	N	3701 NE 9TH CT
003	042000	0025	4/26/04	\$209,950	1300	0	6	1953	5	5400	N	N	3712 NE 6TH PL
003	947620	0595	12/5/03	\$186,000	1330	0	6	1944	3	7860	N	N	506 WINDSOR PL NE
003	947620	0555	6/1/04	\$255,000	1350	0	6	1944	5	6648	Y	N	574 WINDSOR PL NE
003	042500	0035	6/8/04	\$237,000	1350	0	6	1958	5	14516	N	N	3510 NE 10TH LN
003	042520	0025	5/20/04	\$195,000	1400	0	6	1959	4	5702	N	N	3709 NE 10TH ST
003	042400	0055	8/23/04	\$232,950	1420	0	6	1954	4	6000	N	N	910 MONROE AV NE
003	042500	0010	3/17/03	\$194,000	1460	0	6	1958	4	5440	N	N	3618 NE 10TH LN
003	723650	0035	4/5/04	\$207,000	1590	0	6	1964	4	7500	N	N	2908 NE 4TH ST
003	947620	0005	10/20/04	\$227,000	1670	0	6	1943	5	8800	N	N	579 BRONSON WY NE
003	722780	0600	11/2/04	\$255,201	2210	0	6	1959	4	7950	N	N	556 INDEX AV NE
003	329180	0470	7/19/04	\$256,580	880	650	7	1980	3	8986	N	N	2841 NE 4TH CT
003	329180	0560	8/2/04	\$249,900	880	670	7	1980	3	9700	N	N	2833 NE 4TH CT
003	722750	0475	8/29/03	\$185,000	1010	0	7	1960	4	4952	N	N	2511 NE 9TH PL
003	106150	0230	11/14/03	\$231,000	1030	1010	7	1963	4	8260	N	N	1122 SHELTON AV NE
003	329180	0170	1/22/04	\$236,950	1040	440	7	1980	3	7546	N	N	452 EDMONDS AV NE
003	807420	0180	11/7/03	\$176,000	1040	0	7	1957	4	7650	N	N	566 JEFFERSON AV NE
003	723130	0035	9/7/04	\$194,950	1060	0	7	1955	3	8163	N	N	2204 NE 6TH CT
003	298740	0110	8/18/03	\$191,500	1060	0	7	1959	4	5270	N	N	3724 NE 10TH ST
003	106150	0080	4/14/04	\$265,000	1070	1010	7	1962	5	14840	N	N	1019 SHELTON AV NE
003	780920	0025	4/21/04	\$218,000	1080	0	7	1958	4	12501	N	N	871 MONROE AV NE
003	780920	0075	5/12/04	\$245,000	1080	200	7	1958	4	13532	N	N	711 MONROE AV NE
003	806290	0065	7/7/04	\$215,000	1080	0	7	1963	5	6300	N	N	3506 NE 11TH ST
003	245720	0055	3/26/03	\$189,950	1080	0	7	1961	5	7421	N	N	832 INDEX CT NE
003	106140	0350	8/27/03	\$205,000	1090	0	7	1962	4	8732	N	N	1048 NE 10TH CT
003	106140	0430	3/10/03	\$200,000	1090	0	7	1962	5	8236	N	N	1005 REDMOND AV NE
003	106140	0320	8/17/04	\$185,000	1090	0	7	1962	3	10877	N	N	3715 NE 10TH CT
003	806290	0005	8/26/03	\$198,650	1100	0	7	1966	5	6300	N	N	1159 PIERCE AV NE
003	329180	0510	4/23/03	\$225,000	1100	320	7	1984	3	7650	N	N	2714 NE 4TH CT

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	807420	0100	11/12/03	\$186,750	1120	0	7	1957	4	8250	N	N	3004 NE 5TH PL
003	807420	0130	9/20/04	\$224,000	1130	0	7	1957	4	7650	N	N	689 KIRKLAND AV NE
003	245720	0065	8/24/04	\$219,500	1140	0	7	1961	4	7503	N	N	824 INDEX CT NE
003	106150	0090	4/30/04	\$222,000	1140	0	7	1963	5	14840	N	N	1013 SHELTON AV NE
003	329180	0500	10/29/03	\$245,000	1150	360	7	1984	4	7650	N	N	2708 NE 4TH CT
003	337770	0090	5/17/04	\$267,100	1170	350	7	1986	3	9114	N	N	574 NEWPORT AV NE
003	082305	9114	5/19/03	\$204,000	1180	680	7	1950	4	11400	Y	N	950 SUNSET BL NE
003	042305	9206	2/18/04	\$239,900	1190	0	7	1996	3	7245	N	N	1435 PIERCE AV NE
003	106150	0420	6/24/03	\$199,950	1190	0	7	1964	4	7056	N	N	1151 TACOMA AV NE
003	329180	0420	10/20/03	\$241,500	1200	370	7	1984	4	7920	N	N	514 FERNDALE AV NE
003	801110	0050	5/5/04	\$279,950	1220	0	7	1953	4	28703	N	N	3512 NE 7TH ST
003	802974	0060	6/4/03	\$276,000	1240	700	7	2002	3	4182	N	N	525 QUEEN AV NE
003	802974	0070	3/26/03	\$247,990	1240	700	7	2002	3	4179	N	N	531 QUEEN AV NE
003	780900	0045	3/3/03	\$230,000	1250	620	7	1958	5	7526	N	N	838 LYNNWOOD AV NE
003	297230	0080	9/3/04	\$252,000	1260	0	7	1984	3	8646	N	N	4021 NE 10TH ST
003	894475	0890	2/24/04	\$255,000	1270	0	7	1997	3	3239	N	N	3918 NE 5TH ST
003	894475	0920	4/11/03	\$239,454	1270	0	7	1997	3	4892	N	N	3902 NE 5TH ST
003	723650	0030	6/21/04	\$222,950	1280	0	7	1959	4	7600	N	N	402 INDEX PL NE
003	042540	0010	7/23/03	\$195,000	1280	0	7	1958	4	6059	N	N	3408 NE 11TH PL
003	329180	0260	1/31/03	\$261,600	1290	640	7	1985	4	8214	N	N	455 FERNDALE AV NE
003	042540	0155	8/23/04	\$236,500	1300	0	7	1960	4	6132	N	N	3305 NE 11TH ST
003	091150	0095	10/18/04	\$242,000	1300	0	7	1958	5	9749	N	N	1209 PIERCE PL NE
003	329180	0760	1/15/04	\$260,000	1300	650	7	1985	3	12324	N	N	438 FERNDALE AV NE
003	285480	0255	7/20/04	\$269,500	1310	1310	7	1960	4	10226	N	N	1065 LYNNWOOD AV NE
003	245720	0035	6/22/04	\$251,500	1320	790	7	1961	4	7836	N	N	841 INDEX CT NE
003	329180	0010	11/3/04	\$225,500	1320	0	7	1983	3	8840	N	N	504 EDMONDS AV NE
003	092305	9238	10/7/03	\$241,850	1330	0	7	1977	5	6534	N	N	3605 NE 10TH CT
003	894850	0035	7/9/04	\$229,000	1330	0	7	1958	5	7992	N	N	3032 NE 7TH ST
003	802974	0100	6/9/03	\$249,990	1330	740	7	2002	3	3959	N	N	521 QUEEN AV NE
003	802974	0080	3/26/03	\$249,000	1330	740	7	2002	3	3959	N	N	529 QUEEN AV NE
003	802974	0090	5/23/03	\$247,900	1330	740	7	2002	3	3959	N	N	527 QUEEN AV NE

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	894850	0035	4/29/03	\$207,000	1330	0	7	1958	5	7992	N	N	3032 NE 7TH ST
003	285480	0195	10/31/03	\$224,500	1340	0	7	1963	4	7735	N	N	1010 KIRKLAND AV NE
003	806290	0075	5/25/04	\$230,000	1380	0	7	1963	4	8844	N	N	1110 OLYMPIA AV NE
003	245720	0015	9/29/03	\$218,500	1380	0	7	1962	4	7920	N	N	825 INDEX CT NE
003	746141	0080	3/23/04	\$245,000	1390	830	7	1978	3	9440	N	N	1030 NEWPORT CT NE
003	285480	0125	10/22/04	\$305,000	1420	1540	7	1997	3	13787	N	N	1025 MONROE AV NE
003	042540	0005	7/23/04	\$240,900	1420	0	7	1959	4	6557	N	N	3414 NE 11TH PL
003	807420	0080	5/10/04	\$252,500	1430	0	7	1957	4	12430	N	N	483 KIRKLAND AV NE
003	106150	0450	4/20/04	\$242,000	1450	0	7	1963	4	10810	N	N	3913 NE 11TH PL
003	106150	0200	12/11/03	\$214,500	1450	0	7	1963	4	7480	N	N	1162 SHELTON AV NE
003	880910	0040	8/4/04	\$235,000	1460	0	7	1991	3	7206	N	N	4006 NE 7TH CT
003	285480	0045	2/26/03	\$207,000	1460	0	7	1958	5	7500	N	N	1070 LYNNWOOD AV NE
003	266250	0050	4/18/03	\$219,900	1470	0	7	1961	5	8112	N	N	1067 UNION AV NE
003	894475	0080	5/12/03	\$179,900	1470	0	7	1998	3	1800	N	N	3723 NE 6TH ST
003	285480	0070	8/4/04	\$191,000	1490	0	7	1959	4	8181	N	N	1042 LYNNWOOD AV NE
003	245720	0110	11/10/03	\$290,000	1500	1390	7	1959	5	6936	N	N	851 JEFFERSON AV NE
003	807420	0060	1/23/04	\$246,000	1550	0	7	1957	3	8250	N	N	523 KIRKLAND AV NE
003	806290	0070	11/4/03	\$249,500	1560	990	7	1959	4	6300	N	N	1106 OLYMPIA AV NE
003	106150	0590	5/10/04	\$266,000	1570	1010	7	1963	4	8568	N	N	3924 NE 11TH PL
003	106140	0260	10/20/04	\$252,500	1590	0	7	1962	5	9486	N	N	1072 REDMOND AV NE
003	106140	0020	10/21/04	\$245,160	1590	0	7	1962	5	8136	N	N	1159 REDMOND AV NE
003	106140	0020	5/29/03	\$235,000	1590	0	7	1962	5	8136	N	N	1159 REDMOND AV NE
003	807420	0135	9/9/03	\$232,300	1610	0	7	1957	5	7650	N	N	683 KIRKLAND AV NE
003	106140	0110	3/2/04	\$210,000	1610	0	7	1962	4	7992	N	N	1059 REDMOND AV NE
003	894475	0030	5/29/03	\$197,500	1610	0	7	1998	3	2700	N	N	3705 NE 6TH ST
003	722780	0881	6/18/04	\$255,000	1620	0	7	2004	3	6410	N	N	667 INDEX PL NE
003	894475	0900	12/19/03	\$240,000	1620	0	7	1997	3	3239	N	N	3912 NE 5TH ST
003	894475	0790	3/7/03	\$225,000	1620	0	7	1997	3	3639	N	N	522 SHELTON PL NE
003	951099	0080	3/16/04	\$253,000	1630	0	7	2003	3	3028	N	N	3821 NE 14TH PL
003	951099	0100	3/29/04	\$248,950	1630	0	7	2003	3	3094	N	N	3809 NE 14TH PL
003	951099	0050	4/17/04	\$247,950	1630	0	7	2003	3	3008	N	N	3814 NE 14TH ST

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	951099	0070	12/19/03	\$240,000	1630	0	7	2003	3	4635	N	N	3802 NE 14TH ST
003	894475	0110	9/22/03	\$247,000	1650	0	7	1997	3	3476	N	N	3735 NE 6TH ST
003	894475	0130	8/28/03	\$238,000	1650	0	7	1997	3	2961	N	N	3734 NE 5TH PL
003	951099	0020	1/8/04	\$260,000	1660	0	7	2003	3	3251	N	N	3813 NE 14TH ST
003	951099	0010	10/30/03	\$265,000	1660	0	7	2003	3	5471	N	N	3807 NE 14TH ST
003	951099	0030	12/22/03	\$256,000	1660	0	7	2003	3	3025	N	N	3819 NE 14TH ST
003	951099	0120	9/22/03	\$251,450	1660	0	7	2003	3	3112	N	N	3818 NE 14TH PL
003	951099	0130	10/14/03	\$251,450	1660	0	7	2003	3	3112	N	N	3812 NE 14TH PL
003	951099	0140	11/19/03	\$249,950	1660	0	7	2003	3	3112	N	N	3806 NE 14TH PL
003	894475	0550	10/25/04	\$293,400	1670	0	7	1997	3	4067	N	N	3930 NE 5TH PL
003	951099	0160	9/29/03	\$258,950	1670	0	7	2003	3	5065	N	N	1448 REDMOND PL NE
003	951099	0110	5/4/04	\$251,950	1670	0	7	2003	3	3927	N	N	3803 NE 14TH PL
003	951099	0040	4/28/04	\$250,950	1670	0	7	2003	3	3005	N	N	3820 NE 14TH ST
003	951099	0150	12/8/03	\$248,000	1670	0	7	2003	3	4092	N	N	3800 NE 14TH PL
003	951099	0060	4/16/04	\$246,950	1670	0	7	2003	3	3186	N	N	3808 NE 14TH ST
003	951099	0090	3/16/04	\$245,950	1670	0	7	2003	3	3196	N	N	3815 NE 14TH PL
003	042540	0080	2/19/03	\$230,000	1670	0	7	1958	5	6804	N	N	3301 NE 11TH PL
003	092305	9196	3/5/04	\$269,900	1680	0	7	2004	3	5479	N	N	3616 NE 11TH ST
003	894475	0490	5/24/04	\$276,000	1690	0	7	1997	3	3688	N	N	3834 NE 5TH PL
003	165753	0130	11/2/04	\$277,990	1710	0	7	2004	3	2799	N	N	3936 NE 4TH CIR
003	165753	0170	10/12/04	\$270,990	1710	0	7	2004	3	2282	N	N	3918 NE 4TH CIR
003	165753	0120	10/12/04	\$272,990	1710	0	7	2004	3	4219	N	N	3940 NE 4TH CIR
003	165753	0140	9/1/04	\$264,990	1710	0	7	2004	3	2633	N	N	3930 NE 4TH CIR
003	297230	0100	4/21/04	\$365,000	1720	1720	7	1983	4	7503	N	N	4009 NE 10TH ST
003	042550	0070	10/24/03	\$226,000	1720	0	7	1962	4	6216	N	N	3522 NE 10TH PL
003	894475	0540	7/19/04	\$287,200	1730	0	7	1997	3	3538	N	N	3926 NE 5TH PL
003	807440	0160	8/18/03	\$224,000	1730	0	7	1958	3	8058	N	N	825 KIRKLAND AV NE
003	285480	0250	9/18/03	\$209,000	1730	0	7	1961	3	10950	N	N	1061 LYNNWOOD AV NE
003	802974	0130	3/30/04	\$305,800	1750	910	7	2002	3	4552	N	N	511 QUEEN AV NE
003	722780	0620	9/17/03	\$271,000	1750	870	7	1960	4	8611	N	N	547 INDEX PL NE
003	337770	0130	11/12/03	\$255,000	1770	0	7	1986	4	10574	N	N	571 OLYMPIA AV NE

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	430731	0060	5/20/03	\$280,425	2200	0	7	2003	3	3834	N	N	153 GLENNWOOD PL SE
005	430731	0180	1/26/04	\$280,310	2200	0	7	2004	3	4220	N	N	2600 NE 2ND ST
005	430732	0110	3/5/03	\$273,240	2200	0	7	2003	3	4593	N	N	315 HARRINGTON CT SE
005	430734	0280	11/10/03	\$271,850	2200	0	7	2003	3	3735	N	N	240 EDMONDS PL NE
005	430731	0210	2/2/04	\$279,605	2200	0	7	2004	3	3600	N	N	2618 NE 2ND ST
005	430734	0750	5/12/04	\$276,000	2200	0	7	2004	3	3600	N	N	238 FERNDALE AV NE
005	430731	0140	10/7/03	\$273,815	2200	0	7	2003	3	3600	N	N	2617 NE 2ND ST
005	430731	0020	2/5/03	\$273,382	2200	0	7	2003	3	3786	N	N	113 GLENNWOOD PL SE
005	430731	0240	1/9/04	\$276,495	2200	0	7	2004	3	3600	N	N	2702 NE 2ND ST
005	430731	0330	11/3/03	\$270,850	2200	0	7	2003	3	3780	N	N	152 GLENNWOOD PL NE
005	430731	0150	11/3/03	\$268,745	2200	0	7	2003	3	3790	N	N	2611 NE 2ND ST
005	430730	0460	1/9/03	\$265,800	2200	0	7	2003	3	6335	N	N	230 GLENNWOOD PL SE
005	430731	0340	4/23/04	\$269,745	2200	0	7	2004	3	3786	N	N	136 GLENNWOOD PL NE
005	430731	0230	2/24/04	\$270,250	2200	0	7	2004	3	3600	N	N	2630 NE 2ND ST
005	430734	0760	6/3/04	\$267,385	2200	0	7	2004	3	3600	N	N	232 FERNDALE AV NE
005	430731	0260	4/30/04	\$266,315	2200	0	7	2004	3	3600	N	N	2714 NE 2ND ST
005	430734	0770	5/21/04	\$265,375	2200	0	7	2004	3	3794	N	N	226 FERNDALE AV NE
005	430732	0140	4/18/03	\$261,131	2200	0	7	2003	3	3873	N	N	287 HARRINGTON CT SE
005	430733	0260	7/15/03	\$298,532	2220	0	7	2003	3	6549	N	N	263 INDEX PL SE
005	430731	0030	10/24/03	\$303,000	2230	0	7	2003	3	3856	N	N	119 GLENNWOOD PL NE
005	430731	0030	1/28/03	\$297,063	2230	0	7	2003	3	3856	N	N	119 GLENNWOOD PL NE
005	430731	0170	10/21/03	\$292,145	2230	0	7	2003	3	4704	N	N	2601 NE 2ND ST
005	430732	0070	8/12/03	\$277,735	2230	0	7	2003	3	5257	N	N	312 GLENNWOOD CT SE
005	430734	0650	8/24/04	\$308,950	2280	0	7	2004	3	3675	N	N	265 FERNDALE AV NE
005	430734	0410	3/2/04	\$273,895	2280	0	7	2004	3	4113	N	N	260 FERNDALE CT NE
005	430734	0400	3/3/04	\$270,035	2280	0	7	2004	3	4843	N	N	251 FERNDALE CT NE
005	430730	1160	2/17/03	\$266,245	2280	0	7	2003	3	4096	N	N	2823 NE 1ST ST
005	430734	0450	5/17/04	\$265,280	2280	0	7	2004	3	3480	N	N	236 FERNDALE CT NE
005	430734	0650	4/13/04	\$265,265	2280	0	7	2004	3	3675	N	N	265 FERNDALE AV NE
005	430730	1140	1/15/03	\$253,645	2280	0	7	2003	3	3600	N	N	2811 NE 1ST ST
005	430730	1170	2/24/03	\$253,645	2280	0	7	2003	3	4096	N	N	2829 NE 1ST ST

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	430730	0850	6/3/03	\$252,655	2280	0	7	2003	3	3480	N	N	164 GLENNWOOD AV SE
005	563720	0230	1/27/03	\$299,950	2330	0	7	2002	3	10022	N	N	5501 NE 3RD LN
005	430730	0820	4/11/03	\$278,266	2360	0	7	2003	3	3480	N	N	202 GLENNWOOD AV SE
005	563720	0130	7/7/04	\$336,000	2380	0	7	2002	3	8983	N	N	351 MOUNT BAKER PL NE
005	563720	0215	3/5/03	\$299,950	2380	0	7	2002	3	7324	N	N	359 LYONS AV NE
005	430733	0030	5/7/04	\$336,420	2390	0	7	2004	3	11143	Y	N	2749 SE 4TH ST
005	430733	0280	9/3/03	\$305,676	2390	0	7	2003	3	6775	N	N	251 INDEX PL SE
005	430732	0260	4/8/03	\$286,487	2390	0	7	2003	3	5160	N	N	277 GLENNWOOD CT SE
005	430733	0310	11/18/03	\$290,225	2420	0	7	2003	3	4500	N	N	217 INDEX PL SE
005	395590	0270	5/15/03	\$300,000	2420	0	7	2000	3	5533	N	N	2214 SE 2ND PL
005	430734	0590	4/23/04	\$280,320	2420	0	7	2004	3	3480	N	N	229 FERNDALE AV NE
005	430734	0390	10/27/03	\$275,620	2420	0	7	2003	3	4043	N	N	245 FERNDALE CT NE
005	395590	1310	9/8/03	\$324,500	2490	0	7	2001	3	8766	N	N	2412 SE 3RD ST
005	395590	0590	9/10/04	\$320,000	2490	0	7	2001	3	4750	N	N	2314 SE 2ND CT
005	395590	0970	9/2/03	\$317,500	2490	0	7	2001	3	6589	N	N	2239 SE 3RD ST
005	395590	0800	10/8/04	\$311,000	2490	0	7	2001	3	5250	N	N	267 CAMAS AV SE
005	395590	0730	9/16/04	\$334,000	2510	0	7	2001	3	5572	N	N	2310 SE 3RD ST
005	395590	1180	11/6/03	\$322,000	2510	0	7	2002	3	5921	N	N	300 EDMONDS AV SE
005	395590	0640	7/15/03	\$305,000	2510	0	7	2001	3	5641	N	N	2405 SE 2ND PL
005	430733	0070	1/1/04	\$348,355	2550	0	7	2003	3	7200	Y	N	2815 SE 4TH ST
005	430733	0080	12/3/03	\$310,245	2550	0	7	2003	3	6900	Y	N	2821 SE 4TH ST
005	430732	0290	3/4/03	\$290,147	2550	0	7	2003	3	5800	N	N	307 GLENNWOOD CT SE
005	430732	0350	2/6/03	\$285,211	2550	0	7	2003	3	11193	Y	N	2713 SE 4TH ST
005	430731	0360	5/24/04	\$290,856	2560	0	7	2004	3	3864	N	N	124 GLENNWOOD PL SE
005	395590	0670	8/11/04	\$329,000	2570	0	7	2000	3	5225	N	N	2319 SE 2ND PL
005	395590	0700	6/11/04	\$325,000	2570	0	7	2000	3	5411	N	N	267 DAYTON AV SE
005	430734	0420	12/15/03	\$294,525	2610	0	7	2003	3	3805	N	N	254 FERNDALE AV NE
005	395590	0060	6/12/03	\$309,000	2620	0	7	2000	3	5174	N	N	2328 SE 2ND PL
005	395590	0050	8/5/03	\$296,000	2620	0	7	2000	3	5287	N	N	2402 SE 2ND PL
005	430730	1030	4/26/04	\$316,000	2640	0	7	2002	3	4796	N	N	225 GLENNWOOD AV SE
005	430733	0130	12/31/03	\$302,825	2640	0	7	2003	3	5720	N	N	304 HARRINGTON CT SE

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	430733	0100	11/5/03	\$299,785	2640	0	7	2003	3	4677	N	N	2748 SE 4TH ST
005	430734	0700	3/10/04	\$301,950	2640	0	7	2004	3	5068	N	N	268 FERNDALE AV NE
005	430731	0010	2/18/03	\$297,500	2640	0	7	2003	3	5264	N	N	107 GLENNWOOD PL SE
005	430731	0090	8/6/03	\$296,075	2640	0	7	2003	3	3600	N	N	2709 NE 2ND ST
005	430734	0730	5/17/04	\$297,375	2640	0	7	2004	3	3600	N	N	250 FERNDALE AV NE
005	430733	0090	10/22/03	\$294,540	2640	0	7	2003	3	4437	N	N	2754 SE 4TH ST
005	430734	0720	5/5/04	\$295,930	2640	0	7	2004	3	4001	N	N	256 FERNDALE AV NE
005	430731	0100	9/1/03	\$293,810	2640	0	7	2003	3	3600	N	N	2703 NE 2ND ST
005	430734	0780	5/24/04	\$290,520	2640	0	7	2004	3	4216	N	N	220 FERNDALE AV NE
005	430733	0040	11/6/03	\$333,010	2660	0	7	2003	3	8643	Y	N	2755 SE 4TH ST
005	430730	0760	1/10/03	\$312,669	2660	0	7	2003	3	4247	N	N	225 GLENNWOOD PL SE
005	430734	0580	4/13/04	\$316,180	2660	0	7	2004	3	3994	N	N	223 FERNDALE AV NE
005	430730	0750	2/12/03	\$299,619	2660	0	7	2003	3	4386	N	N	219 GLENNWOOD PL SE
005	430734	0300	11/6/03	\$292,000	2660	0	7	2003	3	3480	N	N	228 EDMONDS PL NE
005	430734	0610	1/7/04	\$299,465	2660	0	7	2004	3	3480	N	N	241 FERNDALE AV NE
005	430730	1180	3/7/03	\$292,846	2660	0	7	2003	3	3600	N	N	2835 NE 1ST ST
005	430734	0380	11/19/03	\$290,840	2660	0	7	2003	3	3741	N	N	239 FERNDALE CT NE
005	430734	0350	10/20/03	\$288,755	2660	0	7	2003	3	3752	N	N	221 FERNDALE CT NE
005	430734	0570	4/5/04	\$291,320	2660	0	7	2004	3	3614	N	N	217 FERNDALE AV NE
005	430730	0640	4/10/03	\$280,589	2660	0	7	2003	3	3480	N	N	117 GLENNWOOD PL SE
005	430734	0460	5/3/04	\$286,110	2660	0	7	2004	3	3480	N	N	230 FERNDALE CT NE
005	430730	0910	3/6/03	\$278,430	2660	0	7	2003	3	4072	N	N	100 GLENNWOOD AV SE
005	430730	1150	2/14/03	\$277,880	2660	0	7	2003	3	3600	N	N	2817 NE 1ST ST
005	430734	0370	9/26/03	\$279,960	2660	0	7	2003	3	3741	N	N	233 FERNDALE CT NE
005	430730	0830	5/1/03	\$270,162	2660	0	7	2003	3	3480	N	N	176 GLENNWOOD AV SE
005	430734	0360	9/26/03	\$272,803	2660	0	7	2003	3	3741	N	N	227 FERNDALE CT NE
005	430730	0880	6/19/03	\$264,980	2660	0	7	2003	3	3480	N	N	118 GLENNWOOD AV SE
005	395590	0550	7/2/04	\$345,000	2670	0	7	2001	3	7703	N	N	264 BLAINE DR SE
005	395590	0130	1/29/04	\$328,000	2670	0	7	2000	3	4900	N	N	251 CAMAS AV SE
005	395590	1300	9/29/04	\$329,000	2670	0	7	2001	3	5753	N	N	289 EDMONDS AV SE
005	395590	0090	10/15/03	\$323,000	2670	0	7	2001	3	5025	N	N	2316 SE 2ND PL

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	430733	0210	9/5/03	\$333,780	2700	0	7	2003	3	5244	N	N	303 INDEX PL SE
005	430733	0290	12/23/03	\$319,670	2700	0	7	2003	3	7250	N	N	229 INDEX PL SE
005	430733	0150	11/25/03	\$322,074	2700	0	7	2003	3	4851	N	N	308 HARRINGTON AV SE
005	430733	0270	1/13/04	\$318,820	2700	0	7	2004	3	6346	N	N	257 INDEX PL SE
005	430731	0300	9/4/03	\$299,530	2700	0	7	2003	3	6912	N	N	170 GLENNWOOD PL NE
005	430733	0250	9/11/03	\$330,460	2770	0	7	2003	3	5988	N	N	269 INDEX PL SE
005	430732	0270	8/26/04	\$330,000	2800	0	7	2003	3	5456	N	N	285 GLENNWOOD CT SE
005	430734	0260	5/3/04	\$323,250	2800	0	7	2004	3	5400	N	N	2608 NE 2ND PL
005	430733	0170	6/26/03	\$342,431	2880	0	7	2003	3	7010	N	N	327 INDEX PL SE
005	395590	0570	7/22/04	\$370,000	3040	0	7	2001	3	6353	N	N	268 BLAINE DR SE
005	395590	0480	8/24/04	\$355,000	3040	0	7	2000	3	5599	N	N	2225 SE 2ND PL
005	395590	0650	4/5/04	\$316,000	3040	0	7	2001	3	5225	N	N	2329 SE 2ND PL
005	430733	0050	12/24/03	\$376,090	3120	0	7	2003	3	7950	Y	N	2803 SE 4TH ST
005	430732	0200	1/23/03	\$339,551	3120	0	7	2003	3	5580	N	N	272 HARRINGTON AV SE
005	395590	0490	1/27/04	\$315,000	3410	0	7	2000	3	5626	N	N	2221 SE 2ND PL
005	430733	0330	9/15/03	\$352,525	3420	0	7	2003	3	5591	N	N	205 INDEX PL SE
005	430733	0320	10/14/03	\$349,005	3420	0	7	2003	3	4702	N	N	211 INDEX PL SE
005	430733	0220	7/2/03	\$344,595	3420	0	7	2003	3	5315	N	N	287 INDEX PL SE
005	395590	0440	1/26/04	\$395,000	3420	0	7	2001	3	8358	N	N	267 BLAINE DR SE
005	430733	0300	12/3/03	\$281,090	3420	0	7	2003	3	4661	N	N	223 INDEX PL SE
005	395590	0990	9/7/04	\$399,950	3460	0	7	2001	3	8258	N	N	2305 SE 3RD ST
005	395590	0380	11/13/03	\$355,000	3930	0	7	2001	3	10957	N	N	255 BLAINE DR SE
005	430733	0230	8/19/03	\$403,910	4150	0	7	2003	3	6474	N	N	281 INDEX PL SE
005	430733	0200	7/15/03	\$394,560	4150	0	7	2003	3	6198	N	N	309 INDEX PL SE
005	430733	0060	3/9/04	\$408,915	4200	0	7	2004	3	7860	Y	N	2809 SE 4TH ST
005	321110	0680	3/3/04	\$290,000	1180	760	8	1980	5	23275	N	N	4125 SE 4TH PL
005	559290	0015	9/23/04	\$320,000	1270	300	8	1958	4	7727	Y	N	51 MONTEREY DR NE
005	512700	0610	11/19/03	\$276,000	1290	910	8	1975	3	9594	N	N	13823 SE 142ND ST
005	559290	0285	5/22/03	\$280,000	1330	1300	8	1956	4	9663	Y	N	158 MONTEREY PL NE
005	107201	0450	9/3/04	\$287,500	1400	0	8	1978	3	11340	N	N	14136 148TH PL SE
005	559290	0245	4/8/04	\$305,000	1480	420	8	1958	5	7400	Y	N	140 CAPRI AV NE

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	107201	0130	2/5/03	\$279,000	1480	1480	8	1979	3	12060	N	N	15107 SE 141ST PL
005	559290	0180	10/22/03	\$325,000	1500	1500	8	1954	4	8500	Y	N	121 MONTEREY PL NE
005	144260	0100	10/14/03	\$265,000	1540	0	8	1973	4	12640	N	N	15413 SE 132ND ST
005	107202	0070	3/14/03	\$299,900	1670	1000	8	1979	4	31825	N	N	15023 SE 145TH PL
005	107201	0220	2/19/03	\$260,000	1720	570	8	1978	3	11340	N	N	14108 150TH PL SE
005	512700	0910	1/15/03	\$330,000	1770	0	8	1967	5	15884	Y	N	14235 SE 146TH ST
005	386350	0010	4/21/04	\$230,000	1780	0	8	1972	3	6250	N	N	13568 139TH PL SE
005	559290	0145	10/9/03	\$285,000	1790	0	8	1957	5	7500	Y	N	68 MONTEREY DR NE
005	512700	0950	4/8/03	\$322,761	1840	930	8	1977	4	21120	Y	N	14211 SE 146TH ST
005	107200	0420	5/7/03	\$272,000	1880	0	8	1977	4	11440	N	N	14218 149TH PL SE
005	329590	0110	5/12/04	\$279,950	1980	0	8	2004	3	5087	N	N	15314 SE 136TH LN
005	329590	0430	2/13/04	\$279,950	1980	0	8	2004	3	4602	N	N	15309 SE 136TH LN
005	329590	0410	9/5/03	\$272,002	1980	0	8	2003	3	4959	N	N	13602 153RD PL SE
005	329590	0470	3/1/04	\$303,745	2010	0	8	2004	3	4669	N	N	15239 SE 136TH LN
005	329590	0200	8/22/03	\$274,950	2010	0	8	2003	3	4510	N	N	15231 SE 137TH PL
005	666903	0120	7/13/04	\$364,000	2030	0	8	2003	3	7200	N	N	5621 SE 2ND CT
005	666903	0120	7/9/03	\$304,950	2030	0	8	2003	3	7200	N	N	5621 SE 2ND CT
005	666903	0160	4/10/03	\$293,682	2030	0	8	2003	3	8100	N	N	5531 SE 2ND CT
005	666903	0070	6/5/03	\$290,438	2030	0	8	2003	3	7243	N	N	5602 SE 2ND CT
005	666903	0020	4/15/03	\$284,950	2030	0	8	2003	3	7292	N	N	5506 SE 2ND CT
005	329590	0080	12/18/03	\$289,950	2070	0	8	2003	3	4502	N	N	15301 SE 136TH ST
005	329590	0040	3/10/04	\$288,537	2070	0	8	2004	3	4502	N	N	15223 SE 136TH ST
005	329590	0580	3/22/04	\$275,525	2070	0	8	2004	3	4277	N	N	13715 153RD PL SE
005	329590	0390	11/18/03	\$270,000	2070	0	8	2003	3	4277	N	N	13614 153RD PL SE
005	107203	0320	9/26/03	\$317,500	2140	0	8	1988	3	12212	N	N	15126 SE 138TH PL
005	107945	0190	9/9/04	\$296,000	2140	0	8	1982	4	10220	N	N	14905 SE 145TH PL
005	107945	0350	7/14/03	\$284,000	2150	0	8	1983	3	11500	N	N	14427 150TH AV SE
005	512700	1200	4/28/04	\$308,000	2160	800	8	1975	4	9600	N	N	14159 SE 144TH ST
005	329590	0210	9/19/03	\$314,471	2200	0	8	2003	3	4510	N	N	15237 SE 137TH ST
005	512631	0610	12/31/03	\$352,323	2230	0	8	2003	3	7346	N	N	225 QUINCY AV NE
005	512630	0240	9/11/03	\$319,950	2230	0	8	2003	3	5018	N	N	6023 SE 2ND CT

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	512630	0890	2/10/04	\$321,950	2230	0	8	2004	3	4500	N	N	165 QUINCY AV NE
005	512630	0270	10/22/03	\$308,950	2230	0	8	2003	3	5557	N	N	218 QUINCY PL SE
005	512630	0830	4/12/04	\$308,950	2230	0	8	2004	3	6000	N	N	6002 NE 1ST CIR
005	512630	0670	4/30/03	\$299,950	2230	0	8	2003	3	8618	N	N	6003 NE 1ST CT
005	512630	0300	4/4/03	\$291,400	2230	0	8	2003	3	5356	N	N	200 QUINCY PL SE
005	512630	0390	2/6/03	\$291,400	2230	0	8	2003	3	4770	N	N	5914 SE 2ND CT
005	512630	0180	9/2/03	\$333,177	2240	0	8	2003	3	5000	N	N	5921 SE 2ND CT
005	107200	0180	9/2/03	\$284,900	2240	0	8	1977	4	11088	N	N	14225 149TH PL SE
005	512630	0900	11/12/03	\$324,950	2240	0	8	2003	3	7211	N	N	159 QUINCY AV NE
005	512630	0780	12/22/03	\$317,000	2240	0	8	2003	3	6000	N	N	6003 NE 1ST CIR
005	512630	0770	8/6/03	\$309,950	2240	0	8	2003	3	6000	N	N	6000 NE 1ST ST
005	512630	0910	4/3/03	\$292,900	2240	0	8	2003	3	7367	N	N	5938 NE 1ST CT
005	214150	0130	1/28/03	\$310,000	2280	0	8	2002	3	8118	N	N	5718 NE 3RD PL
005	214150	0110	2/10/03	\$304,000	2280	0	8	2002	3	7322	N	N	356 NILE PL NE
005	329590	0270	12/1/03	\$308,178	2300	0	8	2003	3	4258	N	N	15317 SE 137TH PL
005	329590	0450	5/7/04	\$310,400	2300	0	8	2004	3	4150	N	N	15251 SE 136TH LN
005	329590	0220	11/12/03	\$296,345	2300	0	8	2003	3	4354	N	N	15243 SE 137TH PL
005	329590	0310	11/18/03	\$288,950	2300	0	8	2003	3	4586	N	N	13730 153RD PL SE
005	329590	0360	10/2/03	\$286,950	2300	0	8	2003	3	4277	N	N	13632 153RD PL SE
005	329590	0320	10/14/03	\$301,782	2310	0	8	2003	3	4288	N	N	13724 153RD PL SE
005	329590	0370	8/4/03	\$286,335	2310	0	8	2003	3	4753	N	N	13626 153RD PL SE
005	329590	0570	10/31/03	\$302,559	2320	0	8	2003	3	4277	N	N	13721 153RD PL SE
005	329590	0260	11/22/03	\$293,950	2320	0	8	2003	3	4262	N	N	15311 SE 137TH PL
005	329590	0330	10/27/03	\$291,535	2320	0	8	2003	3	4277	N	N	13718 153RD PL SE
005	329590	0490	4/29/04	\$296,010	2320	0	8	2004	3	4254	N	N	13716 152ND PL SE
005	329590	0520	3/5/04	\$286,525	2320	0	8	2004	3	4524	N	N	15256 SE 137TH PL
005	329590	0500	1/20/04	\$304,492	2330	0	8	2004	3	4254	N	N	13722 152ND PL SE
005	329590	0590	2/6/04	\$302,010	2330	0	8	2004	3	4277	N	N	13709 153RD PL SE
005	329590	0050	6/1/04	\$301,950	2330	0	8	2004	3	4502	N	N	15229 SE 136TH ST
005	329590	0480	3/22/04	\$300,425	2330	0	8	2004	3	4254	N	N	13710 152ND PL SE
005	329590	0180	8/13/03	\$294,022	2330	0	8	2003	3	6852	N	N	13731 152ND PL SE

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	329590	0240	12/22/03	\$293,950	2330	0	8	2004	3	4275	N	N	15255 SE 137TH PL
005	329590	0550	12/26/03	\$280,480	2330	0	8	2003	3	4524	N	N	15310 SE 137TH PL
005	107201	0390	10/29/04	\$325,000	2340	0	8	1978	3	11340	N	N	14015 149TH PL SE
005	512630	0700	7/7/04	\$375,000	2400	0	8	2003	3	6550	N	N	6008 NE 1ST CT
005	329590	0190	8/26/03	\$333,648	2400	0	8	2003	3	4865	N	N	15225 SE 137TH PL
005	329590	0120	5/7/04	\$336,890	2400	0	8	2004	3	4754	N	N	15308 SE 136TH LN
005	329590	0440	2/21/04	\$336,008	2400	0	8	2004	3	4602	N	N	15303 SE 136TH LN
005	512630	0730	9/23/03	\$334,900	2400	0	8	2003	3	6000	N	N	6013 NE 1ST ST
005	214150	0080	4/10/03	\$318,500	2400	0	8	2003	3	7350	N	N	372 NILE PL NE
005	214150	0070	3/27/03	\$317,500	2400	0	8	2003	3	7693	N	N	378 NILE PL NE
005	512630	0800	1/22/04	\$334,950	2400	0	8	2004	3	6000	N	N	6009 NE 1ST CIR
005	512631	0530	8/1/03	\$345,000	2400	0	8	2003	3	7526	N	N	6024 NE 2ND CT
005	329590	0560	11/21/03	\$309,950	2400	0	8	2003	3	4888	N	N	13727 153RD PL SE
005	512630	0700	5/27/03	\$329,950	2400	0	8	2003	3	6550	N	N	6008 NE 1ST CT
005	329590	0230	11/12/03	\$308,950	2400	0	8	2003	3	4757	N	N	15249 SE 137TH PL
005	329590	0150	5/27/04	\$311,950	2400	0	8	2004	3	4754	N	N	15246 SE 136TH LN
005	214150	0040	7/16/03	\$305,000	2400	0	8	2002	3	8038	N	N	369 NILE PL NE
005	214150	0090	7/10/03	\$305,200	2400	0	8	2003	3	8196	N	N	368 NILE PL NE
005	512630	0940	3/5/03	\$318,900	2400	0	8	2003	3	6171	N	N	5925 NE 1ST CT
005	329590	0290	10/16/03	\$299,950	2400	0	8	2003	3	6695	N	N	15329 SE 137TH ST
005	512630	0630	1/21/03	\$316,800	2400	0	8	2003	3	6682	N	N	6017 NE 1ST PL
005	214150	0060	3/21/03	\$295,000	2400	0	8	2002	3	7616	N	N	381 NILE PL NE
005	329590	0300	12/17/03	\$292,950	2400	0	8	2003	3	4502	N	N	15331 SE 137TH PL
005	107201	0030	9/24/03	\$300,000	2410	0	8	1978	3	11700	N	N	15116 SE 140TH PL
005	666903	0030	2/20/03	\$301,950	2410	0	8	2003	3	7282	N	N	5512 SE 2ND CT
005	666903	0030	7/21/04	\$300,000	2410	0	8	2003	3	7282	N	N	5512 SE 2ND CT
005	666903	0180	5/15/03	\$313,079	2420	0	8	2003	3	8100	N	N	5519 SE 2ND CT
005	666903	0080	3/6/03	\$308,379	2420	0	8	2003	3	7203	N	N	5608 SE 2ND CT
005	666903	0130	3/25/03	\$303,950	2440	0	8	2003	3	7201	N	N	5615 SE 2ND CT
005	778789	0240	1/12/04	\$354,500	2490	0	8	2003	3	7202	N	N	5521 NE 2ND CT
005	281630	0140	3/17/03	\$325,000	2550	0	8	1949	5	43995	N	N	13521 138TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	107201	0530	12/19/03	\$295,500	2560	0	8	1978	3	11340	N	N	14105 148TH PL SE
005	666903	0090	8/20/03	\$365,375	2590	0	8	2003	3	7238	N	N	5614 SE 2ND CT
005	666903	0140	10/6/03	\$337,534	2590	0	8	2003	3	8093	N	N	5609 SE 2ND CT
005	666903	0170	7/29/03	\$337,076	2590	0	8	2003	3	8100	N	N	5525 SE 2ND CT
005	666903	0040	6/7/03	\$329,950	2590	0	8	2003	3	7272	N	N	5518 SE 2ND CT
005	666903	0060	6/24/03	\$329,950	2590	0	8	2003	3	7253	N	N	5530 SE 2ND CT
005	666903	0110	7/10/03	\$326,950	2590	0	8	2003	3	10416	N	N	5626 SE 2ND CT
005	666903	0200	2/11/03	\$323,950	2590	0	8	2003	3	8100	N	N	5507 SE 2ND CT
005	512631	0540	7/13/04	\$408,500	2640	0	8	2003	3	7200	N	N	270 QUINCY AV NE
005	512630	0080	6/8/04	\$365,000	2640	0	8	2003	3	4805	N	N	5807 SE 2ND CT
005	512630	0200	4/14/04	\$362,347	2640	0	8	2004	3	5000	N	N	5933 SE 2ND CT
005	512630	0340	8/19/03	\$346,703	2640	0	8	2003	3	4770	N	N	6010 SE 2ND CT
005	512630	0710	5/29/03	\$349,950	2640	0	8	2003	3	10225	N	N	6014 NE 1ST ST
005	512630	0810	5/3/04	\$349,950	2640	0	8	2004	3	6000	N	N	6008 NE 1ST CIR
005	512630	0790	2/19/04	\$343,950	2640	0	8	2003	3	6000	N	N	6015 NE 1ST CIR
005	512630	0740	12/22/03	\$346,950	2640	0	8	2003	3	6600	N	N	6007 NE 1ST ST
005	512630	0320	1/2/04	\$336,950	2640	0	8	2003	3	4982	N	N	207 QUINCY PL SE
005	512630	0170	2/25/04	\$346,950	2640	0	8	2004	3	5000	N	N	5915 SE 2ND CT
005	512630	0280	7/14/03	\$336,000	2640	0	8	2003	3	4735	N	N	212 QUINCY PL SE
005	512630	0080	4/28/03	\$338,950	2640	0	8	2003	3	4805	N	N	5807 SE 2ND CT
005	512630	0640	8/19/03	\$339,950	2640	0	8	2003	3	5786	N	N	6011 NE 1ST PL
005	512630	0930	9/10/03	\$339,950	2640	0	8	2003	3	6000	N	N	5926 NE 1ST CT
005	512630	0690	7/22/03	\$337,950	2640	0	8	2003	3	6300	N	N	6009 NE 1ST CT
005	512630	0540	12/12/03	\$331,950	2640	0	8	2003	3	4500	N	N	5925 SE 2ND ST
005	512630	0570	7/9/03	\$329,950	2640	0	8	2003	3	4500	N	N	6015 SE 2ND ST
005	512630	0370	4/19/03	\$328,313	2640	0	8	2003	3	4770	N	N	5926 SE 2ND CT
005	512630	0950	2/24/03	\$329,800	2640	0	8	2003	3	6690	N	N	5931 NE 1ST CT
005	512630	0400	2/24/03	\$323,800	2640	0	8	2003	3	4850	N	N	5908 SE 2ND CT
005	152305	9233	3/15/04	\$348,000	2650	0	8	2003	3	5131	N	N	4103 NE 2ND ST
005	107202	0100	1/26/04	\$320,000	2650	0	8	1979	4	14000	N	N	14438 151ST PL SE
005	152305	9234	12/29/03	\$340,888	2650	0	8	2003	3	4784	N	N	4115 SE 2ND ST

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	512630	0120	5/4/04	\$354,950	2650	0	8	2004	3	4842	N	N	5831 SE 2ND CT
005	512631	0660	10/3/03	\$359,950	2650	0	8	2003	3	7916	N	N	262 PASCO DR NE
005	512630	0580	2/27/03	\$346,676	2650	0	8	2003	3	4998	N	N	5919 SE 2ND ST
005	512630	0230	4/30/04	\$349,950	2650	0	8	2004	3	5000	N	N	6017 SE 2ND CT
005	512631	0370	4/4/04	\$349,950	2650	0	8	2004	3	7690	N	N	5936 NE 3RD CT
005	512630	0330	12/11/03	\$337,950	2650	0	8	2003	3	5737	N	N	213 QUINCY PL SE
005	512630	0310	6/25/03	\$334,950	2650	0	8	2003	3	5741	N	N	201 QUINCY PL SE
005	512630	0560	3/10/03	\$324,100	2650	0	8	2003	3	4500	N	N	6009 SE 2ND ST
005	329590	0340	9/9/03	\$342,552	2670	0	8	2003	3	4753	N	N	13712 153RD PL SE
005	329590	0160	4/5/04	\$342,565	2670	0	8	2004	3	4919	N	N	15240 SE 136TH LN
005	329590	0540	3/22/04	\$338,654	2670	0	8	2004	3	5351	N	N	15304 SE 137TH PL
005	329590	0530	4/1/04	\$333,398	2670	0	8	2004	3	5353	N	N	15300 SE 137TH PL
005	329590	0400	8/15/03	\$324,832	2670	0	8	2003	3	4753	N	N	13608 153RD PL SE
005	152305	9078	1/30/04	\$348,000	2680	0	8	2003	3	4785	N	N	4109 SE 2ND ST
005	329590	0280	11/4/03	\$358,627	2680	0	8	2003	3	5022	N	N	15323 SE 137TH PL
005	329590	0460	1/15/04	\$338,820	2680	0	8	2004	3	4602	N	N	15245 SE 136TH LN
005	329590	0510	12/16/03	\$326,950	2680	0	8	2003	3	4900	N	N	13728 152ND PL SE
005	778789	0200	5/5/04	\$364,500	2710	0	8	2004	3	7513	N	N	201 LYONS AV NE
005	512631	0680	10/6/03	\$379,950	2760	0	8	2003	3	7950	N	N	250 PASCO DR NE
005	512631	0520	2/6/04	\$375,000	2760	0	8	2003	3	8451	N	N	6018 NE 2ND CT
005	512631	0600	2/18/04	\$380,000	2760	0	8	2004	3	7200	N	N	219 QUINCY AV NE
005	512631	0380	1/26/04	\$359,950	2760	0	8	2003	3	8237	N	N	5942 NE 3RD CT
005	084710	0082	3/18/04	\$364,950	2820	0	8	2003	3	7202	N	N	5622 NE 1ST CT
005	084710	0083	3/19/04	\$364,950	2820	0	8	2003	3	7202	N	N	5628 NE 1ST CT
005	512631	0490	8/9/04	\$419,950	2840	0	8	2004	3	7200	N	N	6000 NE 2ND CT
005	512631	0580	1/13/04	\$385,000	2840	0	8	2003	3	7768	N	N	236 QUINCY AV NE
005	778789	0290	9/18/03	\$410,000	2870	0	8	2003	3	7200	N	N	270 LYONS PL NE
005	778789	0260	4/23/04	\$409,500	2870	0	8	2004	3	7200	N	N	252 LYONS PL NE
005	778789	0190	2/4/04	\$387,824	2890	0	8	2003	3	7203	N	N	207 LYONS AV NE
005	512630	0220	5/13/04	\$380,431	2910	0	8	2004	3	5000	N	N	6011 SE 2ND CT
005	778789	0130	10/8/03	\$422,323	2910	0	8	2003	3	7200	N	N	5415 NE 2ND CT

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	512630	0840	2/25/04	\$367,208	2910	0	8	2004	3	6312	N	N	6005 NE 2ND ST
005	512630	0160	3/29/04	\$360,000	2910	0	8	2003	3	5000	N	N	5909 SE 2ND CT
005	778789	0600	8/3/04	\$407,000	2910	0	8	2003	3	7507	N	N	5340 NE 2ND ST
005	512630	0100	3/10/04	\$364,061	2910	0	8	2004	3	4500	N	N	5819 SE 2ND CT
005	512631	0510	3/25/04	\$369,950	2910	0	8	2003	3	8000	N	N	6012 NE 2ND CT
005	512630	0460	9/25/03	\$349,000	2910	0	8	2002	3	4984	N	N	208 ORCAS PL NE
005	512630	0250	2/20/03	\$346,800	2910	0	8	2002	3	7724	N	N	6029 SE 2ND CT
005	512630	0190	4/7/04	\$358,342	2910	0	8	2004	3	5000	N	N	5927 SE 2ND CT
005	778789	0080	7/23/03	\$392,359	2910	0	8	2003	3	7200	N	N	5301 NE 2ND CT
005	778789	0040	4/3/03	\$393,500	2910	0	8	2003	3	8877	N	N	5327 NE 3RD ST
005	512630	0350	10/1/03	\$339,950	2910	0	8	2003	3	4770	N	N	6004 SE 2ND CT
005	512630	0380	8/7/03	\$339,950	2910	0	8	2003	3	4770	N	N	5920 SE 2ND CT
005	512630	0550	6/19/03	\$339,950	2910	0	8	2003	3	4500	N	N	6003 SE 2ND ST
005	778789	0180	4/8/04	\$393,278	2910	0	8	2004	3	7750	N	N	213 LYONS AV NE
005	512630	0290	7/31/03	\$334,950	2910	0	8	2003	3	4651	N	N	206 QUINCY PL SE
005	512630	0600	1/23/03	\$329,800	2910	0	8	2003	3	5479	N	N	6008 SE 2ND ST
005	778789	0120	8/22/03	\$375,000	2910	0	8	2003	3	7200	N	N	5409 NE 2ND CT
005	778789	0540	4/11/03	\$374,500	2910	0	8	2003	3	7491	N	N	5316 NE 3RD ST
005	778789	0600	10/16/03	\$349,500	2910	0	8	2003	3	7507	N	N	5340 NE 2ND ST
005	778789	0360	1/20/04	\$429,630	2930	0	8	2003	3	10357	N	N	5440 NE 2ND CT
005	512631	0670	10/7/03	\$384,235	2930	0	8	2003	3	7200	N	N	256 PASCO DR NE
005	778789	0460	6/22/04	\$423,000	2930	0	8	2004	3	7380	N	N	5427 NE 3RD ST
005	512631	0690	11/6/03	\$380,000	2930	0	8	2003	3	8126	N	N	230 PASCO DR NE
005	778789	0400	6/16/04	\$418,500	2930	0	8	2004	3	7201	N	N	5416 NE 2ND CT
005	778789	0420	7/11/03	\$409,500	2930	0	8	2003	3	7340	N	N	270 KITSAP AV NE
005	512631	0650	6/2/03	\$359,950	2930	0	8	2003	3	7970	N	N	265 QUINCY AVE NE
005	778789	0310	6/13/03	\$378,000	2930	0	8	2003	3	7327	N	N	277 LYONS PL NE
005	778789	0580	2/6/04	\$376,500	2930	0	8	2003	3	7200	N	N	5328 NE 2ND ST
005	512631	0570	4/26/04	\$420,000	2940	0	8	2004	3	8363	N	N	252 QUINCY AV NE
005	512630	0650	2/18/04	\$358,000	2950	0	8	2003	3	6545	N	N	6012 NE 1ST PL
005	512630	0760	8/14/03	\$354,950	2950	0	8	2003	3	6000	N	N	6012 NE 1ST ST

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	512630	0680	4/23/03	\$354,950	2950	0	8	2003	3	5800	N	N	6015 NE 1ST CT
005	512630	0820	4/1/04	\$354,950	2950	0	8	2004	3	6000	N	N	6014 NE 1ST CIR
005	512630	0920	3/13/03	\$348,900	2950	0	8	2003	3	6000	N	N	5932 NE 1ST CT
005	512631	0620	9/30/03	\$390,000	2970	0	8	2003	3	9439	N	N	231 QUINCY AV NE
005	512630	0090	2/25/04	\$355,950	2970	0	8	2003	3	4501	N	N	5813 SE 2ND CT
005	512630	0150	8/29/03	\$355,950	2970	0	8	2003	3	5000	N	N	5903 SE 2ND CT
005	512630	0360	12/9/03	\$345,950	2970	0	8	2003	3	4770	N	N	5932 SE 2ND CT
005	512630	0530	2/19/03	\$341,900	2970	0	8	2003	3	4500	N	N	5919 SE 2ND ST
005	512630	0410	2/6/03	\$337,100	2970	0	8	2003	3	5000	N	N	5902 SE 2ND CT
005	512630	0590	8/21/03	\$339,950	2970	0	8	2003	3	5443	N	N	6014 SE 2ND ST
005	512631	0550	11/4/03	\$404,950	3000	0	8	2003	3	7250	N	N	264 QUINCY AV NE
005	512631	0500	5/5/04	\$404,000	3000	0	8	2004	3	7204	N	N	6006 NE 2ND CT
005	512631	0630	8/19/03	\$395,000	3000	0	8	2003	3	8452	N	N	251 QUINCY AV NE
005	512630	0750	3/12/04	\$374,950	3000	0	8	2003	3	6000	N	N	6006 NE 1ST ST
005	329590	0250	12/23/03	\$339,950	3070	0	8	2004	3	4743	N	N	15305 SE 137TH PL
005	329590	0350	10/13/03	\$339,950	3080	0	8	2003	3	4753	N	N	13706 153RD PL SE
005	329590	0170	4/27/04	\$384,002	3100	0	8	2004	3	5954	N	N	15234 SE 136TH LN
005	778789	0330	12/23/03	\$451,542	3130	0	8	2003	3	7272	N	N	265 LYONS PL NE
005	778789	0020	4/5/04	\$445,000	3130	0	8	2003	3	7203	N	N	5311 NE 3RD CT
005	778789	0570	6/10/04	\$435,771	3130	0	8	2004	3	8158	N	N	5322 NE 2ND ST
005	778789	0150	9/4/03	\$424,275	3130	0	8	2003	3	7284	N	N	5425 NE 2ND CT
005	778789	0210	2/2/04	\$421,444	3130	0	8	2003	3	7201	N	N	5503 NE 2ND CT
005	778789	0070	11/20/03	\$399,005	3130	0	8	2003	3	7404	N	N	5300 NE 2ND CT
005	778789	0510	12/14/03	\$403,000	3130	0	8	2003	3	9656	N	N	5334 NE 3RD ST
005	778789	0450	1/5/04	\$401,500	3130	0	8	2003	3	7250	N	N	5421 NE 3RD ST
005	778789	0500	3/19/04	\$477,823	3140	0	8	2004	3	9985	N	N	5402 NE 3RD ST
005	778789	0490	8/5/04	\$446,345	3140	0	8	2004	3	8317	N	N	5507 NE 3RD ST
005	778789	0380	5/20/04	\$444,771	3140	0	8	2004	3	8128	N	N	5428 NE 2ND CT
005	778789	0350	7/15/04	\$433,000	3140	0	8	2004	3	7443	N	N	251 LYONS PL NE
005	778789	0110	12/2/03	\$414,500	3140	0	8	2003	3	7284	N	N	5403 NE 2ND CT
005	778789	0050	12/4/03	\$412,000	3140	0	8	2003	3	8455	N	N	5312 NE 2ND CT

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	778789	0100	8/7/03	\$407,370	3140	0	8	2003	3	8347	N	N	5313 NE 2ND CT
005	778789	0030	5/27/03	\$397,500	3140	0	8	2003	3	7203	N	N	5315 NE 3RD ST
005	778789	0230	4/26/04	\$399,000	3140	0	8	2004	3	7699	N	N	5515 NE 2ND CT
005	778789	0550	5/20/03	\$375,000	3140	0	8	2003	3	7575	N	N	5310 NE 3RD ST
005	778789	0530	1/2/04	\$370,000	3140	0	8	2003	3	7409	N	N	5322 NE 3RD ST
005	778789	0170	6/1/04	\$466,777	3160	0	8	2004	3	7686	N	N	219 LYONS AV NE
005	666903	0150	6/26/03	\$371,145	3160	0	8	2003	3	8100	N	N	5603 SE 2ND CT
005	778789	0140	12/12/03	\$408,000	3160	0	8	2003	3	7272	N	N	5419 NE 2ND CT
005	778789	0010	6/29/04	\$409,000	3160	0	8	2004	3	7405	N	N	5305 NE 3RD ST
005	778789	0090	11/14/03	\$397,500	3160	0	8	2003	3	7200	N	N	5307 NE 2ND CT
005	666903	0050	2/27/03	\$339,950	3160	0	8	2003	3	7262	N	N	5524 SE 2ND CT
005	778789	0520	10/28/03	\$370,000	3160	0	8	2003	3	9620	N	N	5328 NE 3RD ST
005	666903	0190	6/25/03	\$373,371	3200	0	8	2003	3	8100	N	N	5513 SE 2ND CT
005	666903	0100	8/1/03	\$354,950	3200	0	8	2003	3	8311	N	N	5620 SE 2ND CT
005	778789	0220	5/13/04	\$416,500	3230	0	8	2004	3	7200	N	N	5509 NE 2ND CT
005	778789	0590	3/22/04	\$387,229	3230	0	8	2004	3	7200	N	N	5334 NE 2ND ST
005	778789	0560	4/14/03	\$365,000	3230	0	8	2003	3	9452	N	N	5304 NE 3RD ST
005	778789	0390	7/16/04	\$435,813	3290	0	8	2004	3	7203	N	N	5422 NE 2ND CT
005	778789	0440	8/21/03	\$414,500	3290	0	8	2003	3	7391	N	N	282 KITSAP AV NE
005	778789	0280	3/24/04	\$478,598	3400	0	8	2004	3	7200	N	N	264 LYONS PL NE
005	778789	0370	3/3/04	\$451,972	3400	0	8	2004	3	12349	N	N	5434 NE 2ND CT
005	778789	0270	10/7/03	\$442,037	3400	0	8	2003	3	7200	N	N	258 LYONS PL NE
005	778789	0430	9/4/03	\$424,885	3400	0	8	2003	3	7355	N	N	276 KITSAP AV NE
005	778789	0060	7/25/03	\$424,500	3400	0	8	2003	3	7200	N	N	5306 NE 2ND CT
005	778789	0410	1/7/04	\$424,500	3400	0	8	2003	3	7210	N	N	5410 NE 2ND CT
005	778789	0160	8/6/03	\$440,000	3440	0	8	2003	3	8606	N	N	5429 NE 2ND CT
005	778789	0340	1/9/04	\$447,952	3450	0	8	2003	3	7272	N	N	257 LYONS PL NE
005	778789	0250	4/5/04	\$424,731	3450	0	8	2004	3	8074	N	N	5527 NE 2ND CT
005	778789	0320	7/8/03	\$418,000	3450	0	8	2003	3	7272	N	N	271 LYONS PL NE
005	107201	0330	10/12/04	\$295,000	1430	920	9	1978	3	11340	N	N	14112 149TH PL SE
005	107203	0250	5/26/04	\$319,900	1470	730	9	1982	3	12780	N	N	15003 SE 138TH PL

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	107203	0360	7/16/04	\$345,000	1650	850	9	1982	4	12354	N	N	15020 SE 138TH PL
005	107201	0490	4/22/04	\$300,000	2360	0	9	1978	4	11340	N	N	14112 148TH PL SE
005	943275	0100	2/19/04	\$420,000	2430	0	9	1996	3	15916	N	N	15316 SE 133RD CT
005	563720	0300	4/8/03	\$357,000	2460	0	9	2002	3	9465	N	N	5603 NE 4TH CT
005	943275	0070	6/3/03	\$409,950	2550	0	9	1996	3	17103	N	N	15315 SE 133RD CT
005	107201	0170	11/17/04	\$325,000	2550	0	9	1978	4	11340	N	N	14138 150TH PL SE
005	943275	0120	4/16/03	\$374,950	2550	0	9	1996	3	15860	N	N	15336 SE 133RD ST
005	020090	0150	7/12/04	\$425,888	2660	0	9	2004	3	8696	N	N	324 QUINCY AV NE
005	020090	0110	5/18/04	\$400,000	2690	0	9	2003	3	8272	N	N	308 QUINCY AV NE
005	020090	0040	7/24/03	\$366,888	2710	0	9	2003	3	7799	N	N	5948 NE 3RD CT
005	020090	0020	9/6/03	\$374,888	2740	0	9	2003	3	7620	N	N	6002 NE 3RD CT
005	020090	0030	7/23/03	\$371,131	2740	0	9	2003	3	7620	N	N	5954 NE 3RD CT
005	020090	0010	5/7/03	\$369,000	2740	0	9	2003	3	8707	N	N	6008 NE 3RD CT
005	146120	0090	7/1/04	\$439,000	2790	0	9	1997	3	15657	N	N	14545 144TH PL SE
005	084710	0087	1/21/04	\$424,990	2890	0	9	2003	3	7285	N	N	5627 NE 1ST CT
005	563720	0370	2/18/03	\$397,990	2900	0	9	2002	3	7910	N	N	5600 NE 4TH CT
005	020090	0070	12/11/03	\$406,608	2930	0	9	2003	3	7200	N	N	323 QUINCY AV NE
005	563720	0400	1/9/03	\$394,990	2930	0	9	2002	3	9425	N	N	431 LYONS AV NE
005	563720	0320	3/19/03	\$426,541	2950	0	9	2002	3	17855	N	N	5615 NE 4TH CT
005	020090	0180	11/12/03	\$363,970	2950	0	9	2003	3	7377	N	N	354 QUINCY AV NE
005	563720	0340	8/13/04	\$479,950	2990	0	9	2002	3	11439	N	N	5618 NE 4TH CT
005	146120	0060	8/13/04	\$466,000	3120	0	9	1996	3	21803	Y	N	14529 144TH PL SE
005	146120	0050	8/31/04	\$469,000	3140	0	9	1996	3	21800	N	N	14525 144TH PL SE
005	084710	0086	8/21/03	\$453,296	3270	0	9	2003	3	7242	N	N	5621 NE 1ST CT
005	563720	0310	3/17/03	\$424,950	3280	0	9	2002	3	8052	N	N	5609 E NE 4TH CT
005	020090	0140	7/14/04	\$460,000	3310	1150	9	2004	3	8884	N	N	320 QUINCY AV NE
005	084710	0084	8/21/03	\$385,000	3340	0	9	2003	3	8164	N	N	5634 NE 1ST CT
005	084710	0088	11/7/03	\$424,990	3350	0	9	2003	3	7884	N	N	5633 NE 1ST CT
005	020090	0100	4/12/04	\$447,300	3440	0	9	2004	3	7200	N	N	302 QUINCY AV NE
005	020090	0160	7/16/03	\$434,990	3440	0	9	2003	3	8372	N	N	6015 NE 3RD CT
005	020090	0170	5/2/03	\$430,000	3440	0	9	2003	3	7393	N	N	330 QUINCY AV NE

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	020090	0120	8/27/03	\$410,538	3440	0	9	2003	3	8361	N	N	312 QUINCY AV NE
005	020090	0060	10/14/03	\$390,431	3440	0	9	2003	3	7200	N	N	327 QUINCY AV NE
005	020090	0080	8/16/03	\$375,720	3440	0	9	2003	3	7205	N	N	319 QUINCY AV NE
005	020090	0050	8/12/03	\$371,895	3440	0	9	2003	3	8365	N	N	353 QUINCY AV NE
005	146340	0062	2/3/03	\$700,000	4910	0	10	1994	3	84070	N	N	14010 154TH AV SE
007	145750	0121	3/20/03	\$147,050	720	0	4	1941	3	15282	N	N	14326 160TH AV SE
007	142305	9024	5/25/04	\$197,500	880	0	5	1943	3	43560	N	N	15712 SE 144TH ST
007	404840	0470	1/29/03	\$210,500	1100	0	5	1931	5	13860	N	N	14917 199TH PL SE
007	172306	9012	7/9/03	\$350,000	1170	0	5	1945	4	823284	N	N	14006 196TH AV SE
007	142305	9078	10/12/03	\$185,000	1210	0	5	1957	3	21120	N	N	14131 160TH AV SE
007	182306	9100	7/14/04	\$355,000	1590	0	5	1943	4	82764	N	N	19219 SE 128TH ST
007	942520	0030	6/2/04	\$171,000	860	0	6	1966	3	10312	N	N	15619 SE 139TH PL
007	509540	1270	11/19/03	\$225,000	890	700	6	1971	4	14100	N	N	15028 204TH AV SE
007	404840	0535	5/28/03	\$214,000	920	500	6	1943	5	7168	N	N	19607 SE 149TH ST
007	132305	9069	7/14/03	\$229,950	950	500	6	1959	3	17138	N	N	13002 175TH AV SE
007	722970	0260	11/11/04	\$264,000	980	0	6	1959	3	19600	N	N	13235 168TH AV SE
007	200600	0160	10/14/03	\$184,000	980	0	6	1962	3	10764	N	N	13520 160TH AV SE
007	142305	9053	1/9/04	\$169,500	990	0	6	1961	4	6000	N	N	13730 156TH AV SE
007	108840	0090	12/9/03	\$172,500	1010	0	6	1960	3	7200	N	N	19615 SE 136TH ST
007	200600	0040	4/12/04	\$203,000	1020	0	6	1967	3	10452	N	N	16015 SE 134TH ST
007	200600	0250	3/31/04	\$212,500	1030	0	6	1963	3	11305	N	N	16056 SE 136TH ST
007	722990	0510	8/26/04	\$165,000	1080	0	6	1960	3	16020	N	N	17525 SE 134TH ST
007	108840	0010	5/23/03	\$172,500	1100	0	6	1960	3	7200	N	N	13604 196TH AV SE
007	108840	0150	5/6/04	\$230,000	1120	0	6	1963	4	8036	N	N	13655 197TH AV SE
007	108850	0190	7/23/03	\$262,500	1120	900	6	1964	4	9600	N	N	13822 197TH AV SE
007	108850	0070	8/11/04	\$175,000	1120	0	6	1965	2	13680	N	N	13817 197TH AV SE
007	108850	0090	7/22/03	\$189,500	1120	0	6	1966	3	9405	N	N	19670 SE 139TH PL
007	132305	9100	10/30/03	\$219,900	1220	0	6	1970	3	14810	N	N	13209 168TH AV SE
007	723010	0292	9/4/03	\$194,950	1220	0	6	1971	3	11550	N	N	14313 177TH AV SE
007	200600	0130	5/27/03	\$189,950	1230	0	6	1963	3	10452	N	N	16032 SE 135TH ST
007	722980	0400	4/14/04	\$268,000	1250	0	6	1963	4	25216	N	N	17117 SE 136TH ST

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	182306	9089	8/4/03	\$180,000	1250	0	6	1945	3	43560	Y	Y	13602 W LAKE KATHLEEN DR SE
007	146340	0081	7/20/04	\$243,500	1260	0	6	1964	4	10164	N	N	14207 156TH AV SE
007	108840	0170	10/10/03	\$205,000	1280	0	6	1962	3	8820	N	N	13632 197TH AV SE
007	142305	9056	7/26/04	\$247,000	1320	0	6	1967	4	17647	N	N	14115 160TH AV SE
007	200600	0120	9/22/03	\$210,000	1350	0	6	1966	4	10452	N	N	16040 SE 135TH ST
007	200600	0020	5/13/04	\$175,000	1360	0	6	1961	3	9711	N	N	13412 160TH AV SE
007	379380	0480	11/24/03	\$240,000	1600	0	6	1969	4	12825	N	N	13401 191ST AV SE
007	182306	9062	5/5/03	\$271,500	1720	0	6	1987	5	7840	Y	Y	13802 W LAKE KATHLEEN DR SE
007	722990	0115	7/31/03	\$220,000	1770	0	6	1961	3	16896	N	N	13515 175TH AV SE
007	108840	0160	11/14/03	\$259,900	1880	0	6	2003	3	7304	N	N	13663 197TH AV SE
007	142305	9058	7/17/04	\$550,000	2520	0	6	1949	4	174240	N	N	13815 160TH AV SE
007	404790	0080	12/31/03	\$268,000	2610	0	6	1975	3	12240	N	N	19613 SE 142ND ST
007	182306	9251	11/2/04	\$373,000	2920	0	6	1984	4	43995	N	N	18020 SE 132ND ST
007	723030	0360	3/11/04	\$280,000	960	300	7	1979	4	14789	N	N	14901 175TH AV SE
007	145750	0026	3/7/03	\$205,500	1000	0	7	1969	3	9150	Y	N	16206 SE 134TH ST
007	182306	9207	1/8/03	\$255,000	1000	480	7	1977	4	43995	N	N	13019 LAKE KATHLEEN RD SE
007	147170	1040	3/19/04	\$212,000	1010	0	7	1968	4	13800	N	N	20533 SE 159TH ST
007	723020	1250	5/25/03	\$269,000	1020	1020	7	1963	3	13300	N	N	18030 SE 144TH ST
007	324310	0210	12/22/03	\$200,000	1020	0	7	1960	3	8560	N	N	12828 162ND AV SE
007	722990	0975	8/25/03	\$228,950	1040	0	7	1968	4	16986	N	N	18237 SE 135TH ST
007	108120	0170	5/13/04	\$249,950	1080	0	7	1968	3	10578	N	N	14545 166TH PL SE
007	722980	0115	4/25/03	\$245,000	1080	0	7	1958	3	25641	N	N	14245 169TH AV SE
007	722990	0650	8/9/04	\$265,000	1080	1040	7	1978	3	41976	N	N	17818 SE 136TH ST
007	509540	0260	2/24/03	\$240,500	1080	550	7	1960	4	14700	N	N	20280 SE 152ND ST
007	145750	0025	8/28/03	\$409,000	1090	570	7	1963	4	181209	Y	N	16210 SE 134TH ST
007	202306	9001	4/23/03	\$355,000	1100	940	7	1986	3	233481	N	N	20618 SE 145TH ST
007	324300	0060	9/5/03	\$185,000	1100	0	7	1959	4	9648	N	N	16041 SE 130TH ST
007	147170	1650	12/17/03	\$193,500	1110	0	7	1963	3	12870	N	N	15722 204TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	509560	0290	2/18/03	\$240,000	1130	1030	7	1962	4	13500	N	N	15636 203RD AV SE
007	722970	0110	7/13/04	\$239,950	1140	0	7	1963	3	20650	N	N	13442 168TH AV SE
007	379360	0260	10/20/03	\$244,500	1150	700	7	1963	4	13109	N	N	18435 SE 133RD PL
007	432460	0060	12/23/03	\$205,000	1150	0	7	1963	3	10720	N	N	15433 SE 144TH PL
007	379360	0390	11/25/03	\$263,000	1150	1150	7	1962	5	13094	N	N	13251 LAKE KATHLEEN RD SE
007	509540	1880	6/1/04	\$252,500	1160	920	7	1966	4	13500	N	N	14816 205TH AV SE
007	147170	1700	6/17/04	\$260,000	1170	600	7	1962	4	14400	N	N	15645 204TH AV SE
007	509540	1810	10/10/03	\$242,500	1170	900	7	1995	3	13050	N	N	15018 205TH AV SE
007	509550	0100	3/30/04	\$245,000	1180	500	7	1967	4	23173	N	N	14600 206TH AV SE
007	404840	0115	7/14/04	\$390,000	1200	1020	7	1958	4	16000	Y	Y	14646 196TH AV SE
007	147170	1340	5/21/04	\$281,900	1200	1000	7	1963	3	14700	N	N	20547 SE 158TH ST
007	723000	0320	11/11/03	\$286,000	1200	0	7	1961	5	51400	N	N	14017 183RD AV SE
007	147170	1560	4/19/04	\$210,000	1200	0	7	1963	4	11475	N	N	15819 205TH AV SE
007	145750	0090	7/27/04	\$773,000	1210	1200	7	1962	4	196020	N	N	13644 160TH AV SE
007	509540	1590	11/19/03	\$269,000	1220	620	7	1963	4	17000	N	N	14715 205TH AV SE
007	509540	0630	1/28/04	\$255,900	1220	530	7	1977	4	18810	N	N	14525 201ST AV SE
007	722980	0500	1/7/04	\$292,500	1220	1220	7	1959	5	25700	N	N	14224 171ST AV SE
007	722980	0500	10/8/04	\$290,000	1220	1220	7	1959	5	25700	N	N	14224 171ST AV SE
007	147170	0600	2/24/03	\$209,000	1220	0	7	1964	3	26847	N	N	15541 207TH PL SE
007	723000	0055	7/8/03	\$222,000	1230	0	7	1969	4	22921	N	N	13618 183RD AV SE
007	324320	0110	1/21/03	\$201,000	1230	0	7	1963	4	8800	N	N	16321 SE 131ST PL
007	147170	1690	8/23/04	\$246,000	1240	0	7	1969	3	14880	N	N	15635 204TH AV SE
007	722970	0255	8/6/03	\$283,000	1250	780	7	1960	3	30488	N	N	16636 SE 134TH ST
007	324310	0240	10/25/04	\$180,000	1250	0	7	1961	3	7811	N	N	12804 162ND AV SE
007	509540	1130	5/17/04	\$195,000	1250	0	7	1965	3	13500	N	N	14648 203RD AV SE
007	147170	1850	10/12/04	\$240,000	1260	0	7	1968	4	14345	N	N	15701 203RD PL SE
007	723010	0520	4/15/04	\$284,000	1260	260	7	1978	3	32200	N	N	13706 177TH AV SE
007	142305	9086	8/13/04	\$244,000	1270	0	7	1968	4	10930	N	N	15620 SE 139TH PL
007	509560	0030	10/27/04	\$300,000	1290	480	7	1976	4	12920	N	N	15241 204TH AV SE
007	430650	0070	4/9/03	\$285,900	1290	910	7	1980	3	16288	N	N	16241 SE 137TH PL

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	108120	0180	6/9/03	\$240,000	1290	630	7	1968	4	10578	N	N	14553 166TH PL SE
007	404840	0367	10/20/04	\$227,500	1300	0	7	1960	3	14700	N	N	19641 SE 150TH ST
007	147170	0060	10/19/04	\$259,950	1300	0	7	1976	4	21676	N	N	15021 206TH AV SE
007	722980	0330	7/11/03	\$236,350	1300	0	7	1958	3	22852	N	N	13851 171ST AV SE
007	509560	0210	6/18/03	\$244,330	1320	0	7	1980	4	18591	N	N	20211 SE 157TH ST
007	722990	0175	11/20/03	\$225,000	1320	0	7	1966	4	16020	N	N	17330 SE 135TH ST
007	366450	0200	3/18/03	\$184,300	1320	0	7	1960	4	23280	N	N	13110 156TH AV SE
007	147170	0340	7/16/04	\$238,500	1340	0	7	1968	3	16315	N	N	15230 206TH AV SE
007	723020	0750	1/27/03	\$208,000	1360	0	7	1977	4	19350	N	N	14515 178TH AV SE
007	509560	0360	10/21/04	\$205,000	1360	0	7	1985	3	13320	N	N	20305 SE 156TH ST
007	723020	0590	9/4/03	\$287,000	1370	0	7	1969	4	24848	N	N	17204 SE 144TH ST
007	359000	0010	2/3/03	\$210,300	1370	0	7	1968	4	10125	Y	N	16304 SE 135TH ST
007	509540	0020	9/22/03	\$225,000	1380	0	7	1977	4	13500	N	N	20117 SE 152ND ST
007	722990	0315	3/5/04	\$225,000	1380	0	7	1971	3	16192	N	N	17362 SE 133RD ST
007	519540	0100	7/23/04	\$310,000	1390	340	7	1969	4	7475	N	N	14446 158TH PL SE
007	723030	0140	6/4/04	\$269,950	1400	0	7	1977	3	12948	N	N	17100 SE 149TH ST
007	509550	0300	11/26/03	\$278,000	1400	860	7	1963	5	28970	N	N	14729 206TH AV SE
007	722990	0745	3/18/03	\$225,000	1400	0	7	1966	4	18230	N	N	13226 180TH AV SE
007	404840	0060	6/3/04	\$380,000	1410	740	7	1961	4	19965	Y	Y	14460 196TH AV SE
007	430650	0040	3/31/04	\$305,000	1430	640	7	1984	3	12459	N	N	16226 SE 137TH PL
007	366450	0126	7/20/04	\$265,000	1430	0	7	1967	3	16510	N	N	13425 160TH AV SE
007	147170	0900	9/24/04	\$270,500	1430	0	7	1987	4	14136	N	N	15712 207TH PL SE
007	769550	0310	7/23/03	\$275,000	1430	470	7	1984	3	15742	N	N	16410 SE 143RD PL
007	202306	9053	3/25/04	\$349,950	1440	0	7	1981	4	202554	N	N	15423 202ND AV SE
007	139750	0010	4/3/03	\$281,500	1450	300	7	1984	3	16913	N	N	15846 SE 143RD ST
007	147170	1760	5/5/04	\$237,500	1450	0	7	1968	4	17181	N	N	15724 203RD PL SE
007	722990	0180	2/17/04	\$281,000	1460	700	7	1971	4	16020	N	N	17320 SE 135TH ST
007	379370	0060	6/17/04	\$235,000	1460	0	7	1962	4	14223	N	N	18445 SE 135TH ST
007	723040	0320	7/20/04	\$298,000	1470	0	7	1974	4	48197	N	N	14408 180TH AV SE
007	723020	0690	6/8/04	\$238,000	1470	0	7	1961	5	12800	N	N	14413 178TH AV SE
007	723030	0610	1/13/04	\$190,000	1470	0	7	1967	3	17577	N	N	14727 169TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	202306	9055	8/20/04	\$569,900	1480	800	7	1983	4	353707	N	N	15409 203RD AV SE
007	147170	0160	7/9/04	\$240,000	1490	0	7	1978	4	12878	N	N	15104 206TH AV SE
007	366450	0131	5/29/03	\$215,000	1500	0	7	1968	3	24916	N	N	13403 160TH AV SE
007	723020	0960	7/23/04	\$277,900	1510	0	7	1969	3	15750	N	N	14604 180TH AV SE
007	509560	0160	7/1/03	\$229,950	1510	0	7	1972	4	16010	N	N	15615 203RD AV SE
007	722980	0450	6/18/04	\$227,000	1520	0	7	1961	3	25641	N	N	13844 171ST AV SE
007	723030	0600	3/5/03	\$260,000	1540	820	7	1978	3	12642	N	N	16820 SE 149TH ST
007	432460	0010	11/12/03	\$209,900	1540	0	7	1963	3	8736	N	N	15426 SE 144TH PL
007	722990	0883	6/23/04	\$309,000	1550	1300	7	1968	4	9687	N	N	13537 182ND AV SE
007	182306	9182	8/10/04	\$330,000	1560	0	7	1962	4	90604	N	N	13040 189TH AV SE
007	430650	0090	11/19/03	\$242,000	1560	0	7	1980	4	12458	N	N	16227 SE 137TH PL
007	202306	9077	11/14/03	\$299,900	1600	0	7	1986	3	216493	N	N	21111 SE 155TH PL
007	722990	0475	7/19/04	\$262,500	1620	0	7	1969	4	16732	N	N	17552 SE 134TH ST
007	722980	0320	1/21/04	\$259,950	1620	0	7	1968	4	22655	N	N	16932 SE 140TH ST
007	723040	0260	7/14/04	\$304,990	1630	1100	7	1968	4	16498	N	N	14614 182ND AV SE
007	722970	0050	10/19/04	\$299,950	1650	780	7	1969	3	30192	N	N	16635 SE 134TH ST
007	722970	0305	1/16/03	\$229,000	1650	0	7	1957	4	24960	N	N	13024 168TH AV SE
007	132305	9132	4/6/04	\$275,000	1690	0	7	1984	4	22250	N	N	13627 175TH AV SE
007	147170	0010	6/7/04	\$271,000	1700	0	7	1990	3	14250	N	N	14855 206TH AV SE
007	145750	0086	2/19/04	\$310,000	1710	0	7	1996	3	9600	N	N	16009 SE 136TH ST
007	509560	0250	6/25/04	\$259,000	1710	0	7	1972	4	15910	N	N	15722 203RD AV SE
007	942520	0059	1/5/04	\$239,500	1720	0	7	1967	5	10029	N	N	15643 SE 139TH PL
007	147170	0040	4/29/03	\$251,950	1730	0	7	1962	4	20449	N	N	15015 206TH AV SE
007	145750	0062	7/23/03	\$257,000	1770	0	7	1959	3	13870	N	N	13116 160TH AV SE
007	509540	0720	11/5/03	\$260,000	1790	0	7	1968	4	12750	N	N	14849 204TH AV SE
007	509540	0600	5/9/03	\$284,950	1810	1200	7	1961	4	43633	N	N	20100 SE 145TH ST
007	509560	0190	10/11/04	\$295,000	1930	0	7	1987	4	12580	N	N	15639 203RD AV SE
007	509560	0190	3/14/03	\$254,950	1930	0	7	1987	4	12580	N	N	15639 203RD AV SE
007	147170	1660	6/1/04	\$271,500	1970	0	7	1962	5	16320	N	N	15611 204TH AV SE
007	509540	1210	9/1/04	\$285,000	2020	0	7	1970	4	13256	N	N	14908 203RD AV SE
007	509540	1210	3/21/03	\$247,000	2020	0	7	1970	4	13256	N	N	14908 203RD AV SE

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	722990	0120	3/24/04	\$256,615	2040	0	7	1967	3	20995	N	N	17321 SE 134TH ST
007	147170	1820	10/13/03	\$262,000	2130	0	7	1963	3	14817	N	N	15633 203RD PL SE
007	145750	0087	5/12/03	\$325,000	2220	0	7	1997	3	9600	N	N	16013 SE 136TH ST
007	723020	1110	12/11/03	\$269,950	2350	0	7	1965	4	19587	N	N	17809 SE 145TH ST
007	132305	9117	6/18/03	\$426,950	2490	0	7	1976	3	105415	N	N	12918 172ND AV SE
007	132305	9137	1/20/04	\$350,000	2590	0	7	1997	3	35010	N	N	13713 175TH AV SE
007	509540	1410	4/9/03	\$258,000	1140	750	8	1978	4	15000	N	N	14640 204TH AV SE
007	107930	0010	9/21/03	\$289,950	1270	1060	8	1978	4	10185	N	N	14731 160TH PL SE
007	108130	0300	7/29/03	\$245,000	1380	710	8	1969	3	11050	N	N	14627 165TH AV SE
007	108133	0090	12/19/03	\$294,888	1390	750	8	1975	4	16575	N	N	16532 SE 149TH ST
007	723040	0530	10/25/04	\$277,000	1420	420	8	1972	4	20562	N	N	14721 180TH AV SE
007	108120	0240	6/10/03	\$240,000	1430	920	8	1968	3	10660	N	N	14546 166TH PL SE
007	108120	0210	5/24/04	\$311,500	1460	670	8	1969	3	10660	N	N	16604 SE 147TH ST
007	108180	0380	5/1/04	\$311,000	1460	780	8	1974	3	10400	N	N	14624 157TH PL SE
007	108133	0130	11/7/03	\$270,000	1490	400	8	1976	3	11700	N	N	16500 SE 149TH ST
007	723010	0130	9/8/04	\$353,850	1510	0	8	1967	4	51366	N	N	13842 180TH AV SE
007	722990	0735	8/2/04	\$392,500	1540	990	8	1977	4	18249	N	N	13204 180TH AV SE
007	379360	0060	7/30/04	\$397,500	1550	680	8	1974	4	15382	Y	Y	13431 E LAKE KATHLEEN DR SE
007	379360	0050	7/2/04	\$545,000	1560	1220	8	1974	4	15536	Y	Y	13425 E LAKE KATHLEEN DR SE
007	723000	0170	8/12/04	\$415,000	1590	500	8	1979	4	46971	N	N	14040 183RD AV SE
007	108180	0500	3/9/04	\$311,500	1590	780	8	1972	4	11060	N	N	14404 157TH PL SE
007	108180	0320	10/27/03	\$297,500	1590	780	8	1973	4	10496	N	N	15615 SE 148TH ST
007	404840	0150	3/19/03	\$445,000	1590	1200	8	1979	4	25730	Y	Y	14812 196TH AV SE
007	108120	0130	5/13/04	\$235,000	1630	0	8	1968	4	10578	N	N	14513 166TH PL SE
007	108130	0200	3/16/04	\$265,000	1640	0	8	1972	4	11050	N	N	14514 164TH PL SE
007	108130	0280	2/18/03	\$248,000	1650	0	8	1969	3	11050	N	N	14611 165TH AV SE
007	108133	0330	5/23/03	\$311,900	1660	770	8	1975	4	8125	N	N	16507 SE 149TH ST
007	723000	0080	6/27/03	\$249,950	1660	0	8	1966	4	46840	N	N	13656 183RD AV SE
007	723020	0720	7/2/04	\$275,000	1700	580	8	1977	3	17100	N	N	14441 178TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	108120	0520	4/9/04	\$289,500	1710	0	8	1968	4	11180	N	N	14534 167TH PL SE
007	108120	0260	6/9/04	\$310,000	1730	0	8	1968	4	10660	N	N	14530 166TH PL SE
007	108131	0270	5/28/03	\$269,000	1750	0	8	1970	4	10800	N	N	16104 SE 145TH PL
007	108120	0350	7/26/04	\$270,000	1760	0	8	1968	4	11180	N	N	14541 167TH PL SE
007	108130	0330	4/7/04	\$275,000	1760	0	8	1969	3	11700	N	N	16413 SE 147TH ST
007	108120	0440	2/3/04	\$280,000	1770	0	8	1968	4	11700	N	N	16619 SE 147TH ST
007	108130	0050	11/10/04	\$303,000	1790	330	8	1969	3	11250	N	N	14513 164TH PL SE
007	108120	0040	3/11/03	\$244,900	1820	0	8	1968	3	11070	N	N	16631 SE 144TH ST
007	366450	0190	4/17/03	\$442,500	1840	740	8	1977	4	46609	N	N	13025 158TH AV SE
007	108130	0230	6/19/03	\$259,500	1870	0	8	1969	4	11135	N	N	16433 SE 145TH ST
007	108131	0200	8/4/04	\$300,000	1900	0	8	1970	4	11556	N	N	14409 162ND AV SE
007	108132	0050	5/14/04	\$325,000	1910	0	8	1972	3	11645	N	N	16139 SE 146TH PL
007	108120	0430	8/20/03	\$279,950	1980	0	8	1968	4	11700	N	N	16611 SE 147TH ST
007	404840	0080	6/25/03	\$375,000	2040	380	8	1983	3	19635	Y	Y	14608 196TH AV SE
007	108120	0340	4/26/04	\$297,500	2050	0	8	1968	4	11180	N	N	14533 167TH PL SE
007	108120	0010	7/31/03	\$272,000	2200	0	8	1970	4	11970	N	N	16605 SE 144TH ST
007	108120	0490	6/25/03	\$290,000	2230	0	8	1968	4	11180	N	N	14558 167TH PL SE
007	509560	0060	5/24/04	\$330,000	2270	0	8	1998	3	15939	N	N	15405 204TH AV SE
007	509540	0670	3/14/03	\$345,000	2300	0	8	1998	3	17639	N	N	20326 SE 151ST ST
007	147170	0130	3/29/04	\$348,000	2330	0	8	1994	3	13500	N	N	15002 206TH AV SE
007	202306	9066	9/9/04	\$469,950	2400	0	8	1992	4	204296	N	N	20945 SE 159TH ST
007	132305	9032	8/5/04	\$467,000	2560	0	8	1976	4	53143	N	N	12901 172ND AV SE
007	147170	0100	5/18/04	\$280,000	2570	0	8	1977	4	24200	N	N	20528 SE 152ND ST
007	404840	0346	12/15/03	\$419,950	2670	720	8	1990	4	15000	N	N	19616 SE 150TH ST
007	404560	0050	10/8/03	\$454,954	2730	0	8	1998	3	27008	N	N	18620 SE 144TH ST
007	404560	0110	9/13/04	\$460,000	2740	0	8	1997	3	20430	N	N	18718 SE 144TH ST
007	404560	0120	9/2/04	\$499,900	2850	0	8	1998	3	21781	N	N	14206 184TH AV SE
007	404560	0020	6/25/04	\$464,950	2950	0	8	1996	3	20600	N	N	18726 SE 144TH ST
007	192306	9072	9/14/04	\$550,000	3090	0	8	1997	3	155457	Y	N	14747 180TH PL SE
007	780650	0150	4/24/03	\$406,000	2240	0	9	1989	3	13354	N	N	14835 161ST CT SE
007	172306	9026	1/23/04	\$540,000	2310	0	9	1987	4	216928	N	N	19911 SE 138TH ST

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	780650	0080	7/19/04	\$415,000	2430	0	9	1989	3	12536	N	N	14819 162ND CT SE
007	379360	0030	11/24/03	\$424,950	2500	0	9	1978	5	13812	Y	Y	13407 E LAKE KATHLEEN DR SE
007	723010	0090	8/29/03	\$397,600	2650	0	9	1988	3	74487	N	N	13730 180TH AV SE
007	780650	0270	3/25/04	\$459,900	2820	0	9	1990	3	17859	N	N	16045 SE 149TH ST
007	780650	0010	10/7/03	\$400,000	2820	0	9	1990	3	12593	N	N	16320 SE 149TH ST
007	202306	9085	3/9/04	\$400,000	2920	0	9	1988	3	209523	N	N	14504 209TH AV SE
007	722990	0580	8/24/04	\$539,500	3310	0	9	2000	3	32563	N	N	17504 SE 136TH ST
007	510330	0150	8/15/03	\$508,000	2710	0	10	2003	3	22661	N	N	16208 205TH PL SE
007	510330	0260	9/16/03	\$582,500	2790	1570	10	2003	3	39109	N	N	20725 SE 162ND WY
007	510330	0120	3/3/04	\$519,950	3150	0	10	2003	3	20087	N	N	16232 205TH PL SE
007	510330	0250	6/6/03	\$494,950	3150	0	10	2003	3	39484	N	N	20721 SE 162ND WY
007	510330	0230	9/1/03	\$539,950	3170	1250	10	2003	3	32986	N	N	20707 SE 162ND WY
007	510330	0070	12/11/03	\$500,000	3200	0	10	2003	3	24802	N	N	16255 205TH PL SE
007	510330	0180	11/3/03	\$494,950	3200	0	10	2003	3	22833	N	N	20622 SE 162ND WY
007	510330	0240	8/29/03	\$509,950	3230	0	10	2003	3	25324	N	N	20715 SE 162ND WY
007	510330	0170	8/23/03	\$499,950	3400	0	10	2003	3	21093	N	N	20616 SE 162ND WY
007	510330	0080	1/21/04	\$507,500	3440	0	10	2003	3	23054	N	N	16260 205TH PL SE
007	510330	0140	6/10/04	\$529,950	3510	0	10	2004	3	22557	N	N	16216 205TH PL SE
007	510330	0010	7/15/04	\$674,950	3630	0	10	2000	3	34303	N	N	16009 204TH PL SE
007	510330	0040	1/3/03	\$495,000	3660	0	10	2001	3	23274	N	N	16225 205TH PL SE
007	510330	0020	6/10/04	\$620,000	4040	0	10	2000	3	25752	N	N	16209 205TH PL SE
007	132305	9143	12/9/03	\$634,050	5250	0	10	1998	3	48352	N	N	12930 172ND AV SE

Improved Sales Removed from this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	041800	0020	01/15/04	\$136,500	BANKRUPTCY - RECEIVER OR TRUSTEE
3	041800	0110	07/09/04	\$94,000	NON-REPRESENTATIVE
3	041800	0115	06/11/04	\$71,384	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
3	041800	0225	07/29/04	\$75,000	DOR RATIO
3	041800	0450	04/09/04	\$151,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	042100	0100	08/14/03	\$61,608	RELATED PARTY, FRIEND, OR NEIGHBOR, DOR RATIO
3	042100	0285	02/27/03	\$77,078	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
3	042100	0315	06/13/03	\$75,545	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
3	042100	0635	08/27/04	\$152,198	EXEMPT FROM EXCISE TAX
3	042100	0675	06/04/04	\$116,000	DIAGNOSTIC OUTLIER
3	042200	0055	11/22/03	\$120,000	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGH.
3	042300	0055	03/03/04	\$369,000	DIAGNOSTIC OUTLIER
3	042305	9060	10/09/03	\$626,000	IMP. CHAR. CHANGED SINCE SALE; MULTI-PARCEL SALE
3	042305	9067	11/17/03	\$200,000	BUILDER OR DEVELOPER SALES
3	042305	9083	08/19/03	\$115,000	DOR RATIO
3	042400	0010	06/13/03	\$153,375	EXEMPT FROM EXCISE TAX
3	042520	0115	02/13/04	\$189,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	042540	0165	02/05/03	\$180,000	DIAGNOSTIC OUTLIER
3	042540	0220	01/07/04	\$160,000	EXEMPT FROM EXCISE TAX
3	042540	0220	03/19/04	\$185,900	QUESTIONABLE PER SALES IDENTIFICATION
3	042550	0100	03/18/04	\$2,100	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGH.
3	082305	9142	04/03/03	\$562,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ET.AL.
3	091150	0080	01/26/04	\$48,266	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
3	092305	9168	10/08/04	\$226,000	DIAGNOSTIC OUTLIER
3	092305	9196	09/15/03	\$106,000	DOR RATIO
3	092305	9246	08/18/04	\$344,900	%COMPLETE ACTIVE PERMIT BEFORE SALE>25K
3	106140	0290	05/30/03	\$167,500	NO MARKET EXPOSURE
3	106150	0230	03/11/03	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	106150	0310	11/19/03	\$266,750	UNFINISHED AREA
3	106570	0050	09/18/03	\$157,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	165753	0430	10/12/04	\$258,960	%COMPLETE ACTIVE PERMIT BEFORE SALE>25K
3	165753	0460	11/05/04	\$254,990	%COMPLETE ACTIVE PERMIT BEFORE SALE>25K
3	285480	0100	05/15/04	\$83,615	DOR RATIO
3	329180	0050	04/28/04	\$207,500	RELATED PARTY, FRIEND, OR NEIGHBOR
3	330780	0020	08/25/04	\$360,000	%COMPLETE ACTIVE PERMIT BEFORE SALE>25K
3	722750	1330	08/02/04	\$221,200	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	722750	1365	01/20/03	\$126,998	EXEMPT FROM EXCISE TAX
3	722750	1735	02/10/04	\$168,800	BANKRUPTCY - RECEIVER OR TRUSTEE
3	722750	1735	06/25/04	\$173,000	DIAGNOSTIC OUTLIER
3	722750	1775	02/23/04	\$151,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	722750	1800	04/14/04	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	722780	0600	07/31/03	\$288,000	PERSONAL PROPERTY INCLUDED
3	722780	0625	07/27/04	\$203,000	GOVERNMENT AGENCY
3	722780	0625	09/23/03	\$186,950	SEG-MERGE IN PROCESS
3	722780	0630	09/09/03	\$147,000	SEG-MERGE IN PROCESS

Improved Sales Removed from this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	722780	0881	11/26/03	\$67,500	DOR RATIO
3	723130	0025	06/16/04	\$195,000	1031 TRADE
3	723630	0035	11/15/04	\$90,000	DOR RATIO
3	723630	0080	03/24/04	\$149,375	RELATED PARTY, FRIEND, OR NEIGHBOR
3	801110	0035	02/02/04	\$325,000	UNFINISHED AREA
3	801110	0085	04/05/04	\$198,255	QUIT CLAIM DEED; AND OTHER WARNINGS
3	802974	0060	06/04/03	\$240,990	CORPORATE AFFILIATES
3	807420	0075	06/09/04	\$63,978	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
3	807420	0170	01/14/03	\$155,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	894475	0590	04/04/03	\$78,283	QUIT CLAIM DEED; DOR RATIO
3	894475	0720	01/13/03	\$244,000	RELOCATION - SALE TO SERVICE
3	947620	0145	08/25/04	\$83,500	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
3	947620	0430	05/24/04	\$162,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	947670	0110	02/20/04	\$55,200	PART. INTEREST (103, 102, Etc.); REL. PARTY, FRIEND, ETC.
4	025140	0180	10/21/04	\$150,000	NON-REPRESENTATIVE
4	032305	9020	05/01/03	\$61,537	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGHBOR
4	032305	9174	07/29/04	\$211,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	063810	0100	02/20/03	\$193,185	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	063810	0110	10/04/04	\$165,443	NON-REPRESENTATIVE
4	063810	0146	03/24/03	\$595,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	102305	9023	03/31/03	\$450,000	BUILDER OR DEVELOPER SALES
4	102305	9042	04/06/04	\$6,000	IMP COUNT; DOR RATIO
4	102305	9108	03/15/04	\$400,000	IMP COUNT
4	102305	9162	11/03/04	\$3,000	DOR RATIO
4	102305	9204	04/04/03	\$235,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	102305	9236	03/01/04	\$110,000	DOR RATIO
4	102305	9240	07/01/03	\$176,630	NO MARKET EXPOSURE; REL. PARTY, FRIEND, OR NEIGH.
4	102305	9361	03/31/04	\$320,000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	102305	9361	10/23/03	\$345,850	FORCED SALE
4	102305	9380	07/16/03	\$306,900	IMP COUNT
4	102305	9390	07/20/04	\$1,160,000	PLOTTAGE
4	112305	9017	12/11/03	\$300,000	PLOTTAGE
4	112305	9092	01/26/04	\$134,133	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.); ET.AL.
4	112305	9093	01/03/03	\$553,000	SEGREGATION &/OR MERGER; BUILDER OR DEVP. SALES
4	122305	9082	02/09/04	\$330,000	OBSOLESCENCE
4	143765	0100	05/28/03	\$176,000	EXEMPT FROM EXCISE TAX
4	156087	0130	04/18/03	\$252,500	NON-REPRESENTATIVE SALE
4	156087	0510	02/23/03	\$230,000	NON-REPRESENTATIVE SALE
4	156087	0520	04/25/03	\$259,950	NON-REPRESENTATIVE SALE
4	165650	0570	06/30/04	\$45,000	DOR RATIO
4	231680	0130	09/18/03	\$359,950	RELATED PARTY, FRIEND, OR NEIGHBOR
4	344870	0070	10/27/03	\$355,950	NON-REPRESENTATIVE SALE
4	344900	0030	03/11/03	\$217,500	RELOCATION - SALE TO SERVICE
4	345030	0030	03/24/03	\$210,000	NON-REPRESENTATIVE SALE
4	345030	0110	01/13/03	\$87,487	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)

Improved Sales Removed from this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	345030	0240	10/08/04	\$104,234	DOR RATIO
4	345040	0350	10/13/03	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	345040	0360	07/21/03	\$55,240	QUIT CLAIM DEED; DOR RATIO
4	522930	0248	12/03/03	\$200,000	NON-REPRESENTATIVE SALE
4	523030	0250	07/14/04	\$70,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.); ET.AL.
4	640350	0290	10/08/03	\$308,950	NON-REPRESENTATIVE SALE
4	640350	0510	06/09/03	\$285,000	NON-REPRESENTATIVE SALE
4	640351	0190	06/05/03	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	640351	0190	06/03/03	\$340,000	RELOCATION - SALE TO SERVICE;
4	664950	0230	04/23/04	\$150,000	NON-REPRESENTATIVE
4	720690	0010	01/17/03	\$229,000	RELOCATION - SALE TO SERVICE
4	720690	0050	10/29/03	\$232,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	720700	0040	05/27/03	\$177,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	720700	0070	01/22/03	\$198,000	NON-REPRESENTATIVE SALE
4	743660	0050	02/19/03	\$220,000	RELOCATION - SALE TO SERVICE
4	761250	0020	05/27/03	\$252,500	GOVT. AGENCY; FORCED SALE; AND OTHER WARNINGS
4	894641	0020	03/25/03	\$225,000	NON-REPRESENTATIVE SALE
4	894641	0030	01/09/04	\$90,000	DOR RATIO
4	894641	0130	06/07/04	\$90,000	DOR RATIO
4	894641	0160	06/08/04	\$90,000	DOR RATIO
4	894641	0200	02/19/04	\$100,000	DOR RATIO
4	894641	0250	02/13/04	\$100,000	DOR RATIO
4	894641	0340	03/23/04	\$90,000	DOR RATIO
4	894641	0350	02/25/04	\$90,000	DOR RATIO
4	894641	0390	06/24/03	\$324,000	NON-REPRESENTATIVE SALE
4	935330	0210	11/03/03	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	935330	0720	04/04/03	\$180,000	NON-REPRESENTATIVE SALE
4	935330	0800	03/28/03	\$186,000	NON-REPRESENTATIVE SALE
4	935330	0920	06/10/03	\$75,000	OBSOLESCENCE; DOR RATIO
4	947792	0220	07/01/03	\$68,737	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	947793	0270	10/06/03	\$318,000	NON-REPRESENTATIVE SALE
4	947794	0030	04/26/04	\$344,000	RELOCATION - SALE BY SERVICE
4	947794	0030	04/19/04	\$344,000	RELOCATION - SALE TO SERVICE
4	951094	0190	08/15/03	\$122,000	DOR RATIO
5	020090	0130	05/25/04	\$285,000	DIAGNOSTIC OUTLIER
5	084710	0078	10/06/03	\$153,995	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	107200	0310	02/06/03	\$301,500	NO MARKET EXPOSURE
5	107200	0440	04/20/04	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	107201	0550	08/08/03	\$312,000	NO MARKET EXPOSURE
5	142305	9117	01/16/03	\$230,000	NO MARKET EXPOSURE
5	146120	0110	04/15/03	\$430,000	NO MARKET EXPOSURE; IMP. CHAR. CHANGED SINCE SALE
5	146120	0120	04/24/03	\$390,000	FORCED SALE
5	152305	9016	02/18/04	\$650,000	PLOTTAGE
5	152305	9017	09/21/04	\$950,000	PLOTTAGE
5	152305	9018	10/06/04	\$1,100,000	PLOTTAGE

Improved Sales Removed from this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	152305	9105	09/29/03	\$76,126	OBSOLESCENCE; DOR RATIO
5	152305	9159	06/27/03	\$212,597	SELLING OR BUYING COSTS AFFECTING SALE PRICE
5	152305	9235	09/02/04	\$200,000	DIAGNOSTIC OUTLIER
5	221610	0220	08/17/03	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	221610	0220	08/17/03	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	221610	0230	07/15/04	\$225,000	RELOCATION - SALE BY SERVICE
5	221610	0230	06/27/04	\$225,000	RELOCATION - SALE TO SERVICE
5	321100	0020	12/12/03	\$160,000	NO MARKET EXPOSURE
5	321100	0190	10/29/03	\$183,000	NO MARKET EXPOSURE; REL. PARTY, FRIEND, OR NEIGH.
5	321100	0380	10/08/04	\$104,074	DOR RATIO
5	321110	0790	10/01/03	\$165,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
5	321110	1030	08/15/03	\$289,950	IMP COUNT
5	321110	1030	08/15/03	\$289,950	IMP COUNT
5	329590	0090	05/05/04	\$366,045	DIAGNOSTIC OUTLIER
5	329590	0100	08/30/04	\$394,950	DIAGNOSTIC OUTLIER
5	395590	0650	02/24/03	\$339,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MKT EXPOSURE
5	430730	0310	05/27/04	\$295,000	RELOCATION - SALE BY SERVICE
5	430730	0310	05/24/04	\$295,000	RELOCATION - SALE TO SERVICE
5	430733	0010	10/17/03	\$411,977	DIAGNOSTIC OUTLIER
5	430733	0140	10/01/03	\$289,255	SELLING OR BUYING COSTS AFFECTING SALE PRICE
5	430733	0240	08/18/03	\$408,735	DIAGNOSTIC OUTLIER
5	510420	0090	01/09/03	\$65,943	QUIT CLAIM DEED; DOR RATIO
5	510420	0140	01/14/04	\$137,000	QUIT CLAIM DEED
5	512630	0110	07/02/04	\$354,950	% COMPLETE
5	512630	0210	06/08/04	\$374,000	%COMPLETE ACTIVE PERMIT BEFORE SALE>25K
5	512630	0470	10/05/04	\$409,950	DIAGNOSTIC OUTLIER
5	512630	0620	01/06/03	\$274,800	DIAGNOSTIC OUTLIER
5	512630	0850	05/28/04	\$364,950	%COMPLETE ACTIVE PERMIT BEFORE SALE>25K
5	512630	0960	01/31/03	\$279,800	DIAGNOSTIC OUTLIER
5	512631	0640	07/01/03	\$370,000	QUIT CLAIM DEED
5	512700	0580	04/25/03	\$85,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	512700	0660	05/01/03	\$234,000	NO MARKET EXPOSURE
5	512700	1120	06/25/03	\$312,500	RELOCATION - SALE TO SERVICE
5	512700	1570	04/14/03	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	512700	1640	08/14/03	\$240,500	NO MARKET EXPOSURE
5	512710	0150	07/02/03	\$105,225	QUIT CLAIM DEED
5	559290	0015	02/03/03	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	559290	0095	04/15/03	\$122,500	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.); ET.AL.
5	559290	0195	01/30/03	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	559290	0200	09/15/03	\$252,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	666903	0010	06/14/03	\$431,850	NON-REPRESENTATIVE SALE
5	778789	0470	07/19/04	\$440,015	%COMPLETE ACTIVE PERMIT BEFORE SALE>25K
5	778789	0480	07/28/04	\$427,691	%COMPLETE ACTIVE PERMIT BEFORE SALE>25K
5	778789	0610	08/03/04	\$361,000	%COMPLETE ACTIVE PERMIT BEFORE SALE>25K
7	101600	0080	09/21/04	\$229,950	UNFINISHED AREA

Improved Sales Removed from this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	107930	0080	05/27/03	\$255,000	NON-REPRESENTATIVE SALE
7	108110	0050	10/14/04	\$126,450	DOR RATIO
7	108120	0400	02/24/04	\$295,000	BANKRUPTCY - RECEIVER OR TRUSTEE
7	108120	0400	06/06/03	\$275,100	FORCED SALE; EXEMPT FROM EXCISE TAX
7	108840	0160	03/07/03	\$145,000	BANKRUPTCY - RECEIVER OR TRUSTEE; DOR RATIO
7	132305	9071	09/13/04	\$119,465	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
7	132305	9099	03/25/03	\$174,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
7	142305	9009	07/20/04	\$1,046,850	PLOTTAGE
7	142305	9053	08/11/03	\$31,000	QUIT CLAIM DEED; STATEMENT TO DOR
7	142305	9078	07/15/03	\$175,000	NO MARKET EXPOSURE
7	145750	0085	07/27/04	\$350,000	PLOTTAGE
7	145750	0115	04/02/04	\$165,000	IMP CHARACTERISTICS DID NOT REFLECT SALE PROPERTY
7	147170	0160	06/30/04	\$240,000	RELOCATION - SALE TO SERVICE
7	147170	0420	05/02/03	\$278,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	147170	0520	04/30/03	\$58,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	147170	1030	09/15/03	\$198,500	RELATED PARTY, FRIEND, OR NEIGHBOR
7	172306	9085	06/24/03	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	182306	9114	09/03/03	\$243,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	182306	9127	03/22/04	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	182306	9141	06/25/04	\$510,000	DIAGNOSTIC OUTLIER
7	182306	9143	03/07/03	\$78,300	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY, ETC.
7	182306	9293	03/28/03	\$560,000	QUESTIONABLE PER APPRAISAL; NO MARKET EXPOSURE
7	202306	9026	02/07/03	\$168,078	RELATED PARTY, FRIEND, OR NEIGHBOR
7	202306	9095	08/10/04	\$425,000	BANKRUPTCY - RECEIVER OR TRUSTEE
7	324320	0360	06/01/04	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	366450	0141	11/14/03	\$625,000	PLOTTAGE
7	379370	0050	02/18/03	\$289,900	IMP COUNT
7	404840	0394	05/10/04	\$80,000	BANKRUPTCY - RECEIVER OR TRUSTEE; UNF. AREA; ET.AL.
7	404840	0450	06/21/04	\$585,000	IMP COUNT
7	509540	0250	10/13/03	\$255,000	CORPORATE AFFILIATES; REL. PARTY, FRIEND, OR NEIGH.
7	509540	0380	07/02/04	\$226,500	RELATED PARTY, FRIEND, OR NEIGHBOR
7	509540	1100	02/17/03	\$239,900	QUESTIONABLE PER APPRAISAL; NO MARKET EXPOSURE
7	509560	0360	10/06/04	\$152,000	NON-REPRESENTATIVE
7	510330	0140	05/07/03	\$136,550	BUILDER OR DEVELOPER SALES DOR RATIO
7	510330	0270	05/07/03	\$135,000	BUILDER OR DEVELOPER SALES DOR RATIO
7	722970	0055	03/17/04	\$2,000	DOR RATIO
7	722970	0085	04/09/03	\$39,298	IMP COUNT; QUIT CLAIM DEED; DOR RATIO
7	722970	0280	08/25/03	\$158,000	GOVERNMENT AGENCY
7	722980	0165	10/08/04	\$350,000	PERSONAL MOBILE HOME
7	722980	0165	05/17/04	\$350,000	RELOCATION - SALE TO SERVICE, PERSONAL MOBILE HOME
7	722980	0400	10/27/04	\$124,865	QUIT CLAIM DEED
7	722990	0505	08/11/04	\$329,950	OBSOLESCENCE
7	723010	0300	04/28/04	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	723010	0400	10/17/03	\$68,055	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	723010	0400	10/17/03	\$59,431	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	723010	0470	08/10/04	\$166,606	GOR RATIO
7	723010	0671	06/03/03	\$250,000	NO MARKET EXPOSURE
7	723020	0100	01/18/03	\$168,000	BANKRUPTCY - RECEIVER OR TRUSTEE

Vacant Sales Used in this Annual Update Analysis
Area 32

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
4	032305	9026	9/8/03	\$262,921	253260	N	N
4	063810	0077	3/7/03	\$100,000	20908	N	N
4	063810	0173	11/5/03	\$125,000	43655	N	N
4	063810	0250	6/10/04	\$185,000	214677	N	N
4	102305	9439	7/14/04	\$90,000	4619	N	N
4	112305	9104	5/26/04	\$220,000	126759	N	N
4	522930	0260	8/16/04	\$230,000	270943	N	N
4	522930	0316	6/11/04	\$85,000	19057	N	N
4	664950	0060	9/2/03	\$50,000	8256	N	N
4	664950	0150	9/2/03	\$50,000	10640	N	N
4	894641	0140	7/26/04	\$90,000	3883	N	N
4	894641	0150	7/16/04	\$90,000	4164	N	N
4	935330	0650	9/9/04	\$80,000	10723	N	N
5	084710	0085	8/12/04	\$350,000	188614	N	N
5	152305	9047	8/12/04	\$400,000	71002	N	N
5	152305	9187	9/28/04	\$115,000	108028	N	N
7	132305	9002	9/8/04	\$20,000	26430	N	N
7	147170	0290	5/20/03	\$7,813	13500	N	N
7	147170	0300	5/21/03	\$9,375	15750	N	N
7	147170	0310	5/26/03	\$7,812	13500	N	N
7	172306	9041	2/26/03	\$200,000	442134	N	N
7	366450	0100	12/12/03	\$500,000	188614	N	N
7	509540	0930	11/11/04	\$7,000	12750	N	N
7	722970	0115	10/20/04	\$50,000	20650	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 32

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	722780	0721	6/13/03	\$177,950	SALE DOES NOT REFLECT NEW IMP
3	801110	0005	11/4/04	\$165,000	SEGREGATION AND/OR MERGER
3	951099	0020	11/9/03	\$90,000	SALE DOES NOT REFLECT NEW IMP
4	102305	9017	8/9/04	\$1,205,000	PLOTTAGE
4	102305	9056	3/10/04	\$325,000	SEGREGATION AND/OR MERGER
4	102305	9102	3/27/03	\$175,000	BUILDER OR DEVELOPER SALES
4	102305	9436	7/22/04	\$90,000	SALE DOES NOT REFLECT NEW IMP
4	102305	9437	9/15/04	\$90,000	SALE DOES NOT REFLECT NEW IMP
4	102305	9438	5/6/04	\$100,000	SALE DOES NOT REFLECT NEW IMP
4	102305	9439	7/14/04	\$334,950	IMPROVED SALE
4	102305	9450	7/20/04	\$425,000	PRESALE; PARTIAL INTEREST (1/3, 1/2, Etc.); ET.AL.
4	112305	9004	3/24/03	\$8,875,000	MULTI-PARCEL SALE
4	112305	9071	9/10/04	\$1,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	122305	9017	3/31/03	\$1,000	QUIT CLAIM DEED
4	122305	9017	3/31/03	\$1,400	QUIT CLAIM DEED
4	231680	0130	4/4/03	\$125,000	SALE DOES NOT REFLECT NEW IMP
4	344873	0040	9/9/04	\$318,500	IMPROVED SALE - NO CHARACTERICS
4	344990	0100	5/26/04	\$372,990	IMPROVED SALE - NO CHARACTERICS
4	344990	0110	7/14/04	\$379,900	IMPROVED SALE - NO CHARACTERICS
4	344990	0120	10/18/04	\$382,000	IMPROVED SALE - NO CHARACTERICS
4	344990	0130	8/9/04	\$339,990	IMPROVED SALE - NO CHARACTERICS
4	521450	0350	11/10/04	\$339,809	IMPROVED SALE - NO CHARACTERICS
4	521450	0360	11/5/04	\$359,950	IMPROVED SALE - NO CHARACTERICS
4	521450	0370	11/10/04	\$409,089	IMPROVED SALE - NO CHARACTERICS
4	521450	0380	10/5/04	\$397,405	IMPROVED SALE - NO CHARACTERICS
4	521450	0390	11/10/04	\$407,740	IMPROVED SALE - NO CHARACTERICS
4	521450	0420	10/6/04	\$317,950	IMPROVED SALE - NO CHARACTERICS
4	521450	0470	8/31/04	\$357,589	IMPROVED SALE - NO CHARACTERICS
4	521450	0480	9/1/04	\$397,887	IMPROVED SALE - NO CHARACTERICS
4	521450	0510	11/2/04	\$366,565	IMPROVED SALE - NO CHARACTERICS
4	521450	0560	9/20/04	\$429,338	IMPROVED SALE - NO CHARACTERICS
4	521450	0570	9/7/04	\$384,751	IMPROVED SALE - NO CHARACTERICS
4	521450	0580	9/3/04	\$352,600	IMPROVED SALE - NO CHARACTERICS
4	521450	0590	9/21/04	\$360,198	IMPROVED SALE - NO CHARACTERICS
4	521450	0600	9/20/04	\$321,911	IMPROVED SALE - NO CHARACTERICS
4	521450	0620	8/16/04	\$364,950	IMPROVED SALE - NO CHARACTERICS
4	521450	0630	9/7/04	\$394,225	IMPROVED SALE - NO CHARACTERICS
4	521450	0660	10/1/04	\$425,548	IMPROVED SALE - NO CHARACTERICS
4	522930	0329	1/31/03	\$80,000	TEAR DOWN
4	894641	0020	3/27/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVP. SALES
4	894641	0040	10/10/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVP. SALES
4	894641	0050	7/17/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVP. SALES
4	894641	0060	5/4/04	\$90,000	SALE DOES NOT REFLECT NEW IMP
4	894641	0070	8/26/04	\$90,000	SALE DOES NOT REFLECT NEW IMP
4	894641	0080	5/17/04	\$100,000	SALE DOES NOT REFLECT NEW IMP
4	894641	0090	4/12/04	\$100,000	SALE DOES NOT REFLECT NEW IMP
4	894641	0100	4/6/04	\$100,000	SALE DOES NOT REFLECT NEW IMP
4	894641	0110	4/29/04	\$100,000	SALE DOES NOT REFLECT NEW IMP

Vacant Sales Removed from this Annual Update Analysis
Area 32

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	894641	0120	4/26/04	\$100,000	SALE DOES NOT REFLECT NEW IMP
4	894641	0140	7/26/04	\$334,000	IMPROVED SALE - NO CHARACTERICS
4	894641	0150	7/16/04	\$321,950	IMPROVED SALE - NO CHARACTERICS
4	894641	0170	12/10/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVP. SALES
4	894641	0180	8/29/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVP. SALES
4	894641	0190	12/15/03	\$90,000	BUILDER OR DEVELOPER SALES
4	894641	0210	3/11/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVP. SALES
4	894641	0220	12/8/03	\$90,000	BUILDER OR DEVELOPER SALES
4	894641	0230	11/25/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVP. SALES
4	894641	0240	11/3/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVP. SALES
4	894641	0260	11/12/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVP. SALES
4	894641	0270	10/21/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVP. SALES
4	894641	0280	10/23/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVP. SALES
4	894641	0290	9/25/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVP. SALES
4	894641	0300	4/24/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVP. SALES
4	894641	0310	8/26/03	\$90,000	BUILDER OR DEVELOPER SALES
4	894641	0320	11/25/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVP. SALES
4	894641	0330	3/7/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVP. SALES
4	894641	0360	9/12/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVP. SALES
4	894641	0370	9/8/03	\$90,000	SALE DOES NOT REFLECT NEW IMP
4	894641	0380	8/23/03	\$90,000	BUILDER OR DEVELOPER SALES
4	894641	0380	9/15/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVP. SALES
4	894641	0390	6/24/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVP. SALES
4	894641	0400	10/27/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVP. SALES
4	894641	0410	8/21/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVP. SALES
4	894641	0420	8/8/03	\$90,000	NO MARKET EXPOSURE; BUILDER OR DEVP. SALES
4	935330	0910	10/22/04	\$93,500	PLOTTAGE
5	084710	0082	3/19/03	\$112,500	BUILDER OR DEVELOPER SALES
5	084710	0083	3/19/03	\$112,500	BUILDER OR DEVELOPER SALES
5	084710	0084	3/19/03	\$112,500	BUILDER OR DEVELOPER SALES
5	144260	0040	6/28/04	\$80,000	LAND CHAR, CHANGED SINCE VALUATION
5	144260	0040	7/25/04	\$120,000	LAND CHAR. CHANGED SINCE VALUATION
5	152305	9015	9/8/04	\$1,250,000	DEVELOPER SALE
5	152305	9024	9/29/04	\$555,000	DEVELOPER SALE
5	152305	9061	4/15/04	\$1,290,000	QUIT CLAIM DEED; MULTI-PARCEL SALE
5	152305	9233	9/22/03	\$95,000	BUILDER OR DEVELOPER SALES
5	329590	0010	5/28/04	\$307,545	IMPROVED SALE - NO CHARACTERICS
5	329590	0020	7/7/04	\$323,250	IMPROVED SALE - NO CHARACTERICS
5	329590	0030	6/9/04	\$321,850	IMPROVED SALE - NO CHARACTERICS
5	329590	0060	7/27/04	\$323,265	IMPROVED SALE - NO CHARACTERICS
5	329590	0070	8/23/04	\$315,725	IMPROVED SALE - NO CHARACTERICS
5	329590	0130	6/10/04	\$297,527	IMPROVED SALE - NO CHARACTERICS
5	329590	0140	6/17/04	\$291,651	IMPROVED SALE - NO CHARACTERICS
5	329590	0420	6/25/04	\$333,559	IMPROVED SALE - NO CHARACTERICS
5	430733	0020	2/17/04	\$325,310	IMPROVED SALE - NO CHARACTERICS
5	430734	0020	10/13/04	\$293,356	IMPROVED SALE - NO CHARACTERICS
5	430734	0030	10/15/04	\$282,735	IMPROVED SALE - NO CHARACTERICS
5	430734	0040	9/30/04	\$277,210	IMPROVED SALE - NO CHARACTERICS
5	430734	0050	9/17/04	\$296,210	IMPROVED SALE - NO CHARACTERICS

Vacant Sales Removed from this Annual Update Analysis
Area 32

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	430734	0060	9/21/04	\$281,625	IMPROVED SALE - NO CHARACTERICS
5	430734	0070	9/21/04	\$266,338	IMPROVED SALE - NO CHARACTERICS
5	430734	0080	10/7/04	\$259,400	IMPROVED SALE - NO CHARACTERICS
5	430734	0090	10/20/04	\$267,300	IMPROVED SALE - NO CHARACTERICS
5	430734	0110	9/23/04	\$282,350	IMPROVED SALE - NO CHARACTERICS
5	430734	0120	9/2/04	\$282,210	IMPROVED SALE - NO CHARACTERICS
5	430734	0130	7/7/04	\$319,705	IMPROVED SALE - NO CHARACTERICS
5	430734	0140	8/19/04	\$280,460	IMPROVED SALE - NO CHARACTERICS
5	430734	0150	9/30/04	\$266,300	IMPROVED SALE - NO CHARACTERICS
5	430734	0160	7/1/04	\$259,160	IMPROVED SALE - NO CHARACTERICS
5	430734	0170	8/26/04	\$262,265	IMPROVED SALE - NO CHARACTERICS
5	430734	0180	9/2/04	\$277,870	IMPROVED SALE - NO CHARACTERICS
5	430734	0190	7/9/04	\$292,915	IMPROVED SALE - NO CHARACTERICS
5	430734	0200	7/19/04	\$285,380	IMPROVED SALE - NO CHARACTERICS
5	430734	0210	8/20/04	\$280,035	IMPROVED SALE - NO CHARACTERICS
5	430734	0220	7/23/04	\$258,265	IMPROVED SALE - NO CHARACTERICS
5	430734	0230	7/23/04	\$269,570	IMPROVED SALE - NO CHARACTERICS
5	430734	0240	9/8/04	\$279,330	IMPROVED SALE - NO CHARACTERICS
5	430734	0290	8/23/04	\$286,140	IMPROVED SALE - NO CHARACTERICS
5	430734	0320	9/8/04	\$317,088	IMPROVED SALE - NO CHARACTERICS
5	430734	0470	9/20/04	\$266,085	IMPROVED SALE - NO CHARACTERICS
5	430734	0490	8/13/04	\$283,295	IMPROVED SALE - NO CHARACTERICS
5	430734	0500	10/8/04	\$306,830	IMPROVED SALE - NO CHARACTERICS
5	430734	0510	6/1/04	\$288,925	IMPROVED SALE - NO CHARACTERICS
5	430734	0520	9/20/04	\$292,380	IMPROVED SALE - NO CHARACTERICS
5	430734	0530	10/20/04	\$283,503	IMPROVED SALE - NO CHARACTERICS
5	430734	0540	7/1/04	\$326,145	IMPROVED SALE - NO CHARACTERICS
5	430734	0550	8/17/04	\$284,680	IMPROVED SALE - NO CHARACTERICS
5	430734	0620	6/30/04	\$302,290	IMPROVED SALE - NO CHARACTERICS
5	430734	0640	6/9/04	\$293,430	IMPROVED SALE - NO CHARACTERICS
5	430734	0740	7/1/04	\$294,840	IMPROVED SALE - NO CHARACTERICS
5	430735	0720	10/18/04	\$457,680	IMPROVED SALE - NO CHARACTERICS
5	430735	0730	10/27/04	\$411,990	IMPROVED SALE - NO CHARACTERICS
5	430735	0740	10/25/04	\$445,695	IMPROVED SALE - NO CHARACTERICS
5	430735	0790	10/4/04	\$318,730	IMPROVED SALE - NO CHARACTERICS
5	430735	0800	11/1/04	\$285,021	IMPROVED SALE - NO CHARACTERICS
5	430735	0840	11/4/04	\$311,284	IMPROVED SALE - NO CHARACTERICS
5	430735	0880	11/10/04	\$297,320	IMPROVED SALE - NO CHARACTERICS
5	430735	0960	11/10/04	\$272,071	IMPROVED SALE - NO CHARACTERICS
5	430735	1000	11/12/04	\$254,390	IMPROVED SALE - NO CHARACTERICS
5	512630	0720	8/18/03	\$185,000	NON-REPRESENTATIVE SALE
5	512630	0860	7/15/04	\$399,950	IMPROVED SALE - NO CHARACTERICS
5	512630	0870	11/2/04	\$405,000	IMPROVED SALE - NO CHARACTERICS
5	512630	0880	9/22/04	\$429,950	IMPROVED SALE - NO CHARACTERICS
5	512631	0350	11/9/04	\$394,450	IMPROVED SALE - NO CHARACTERICS
5	512631	0360	10/8/04	\$384,950	IMPROVED SALE - NO CHARACTERICS
5	512631	0450	8/9/04	\$380,000	IMPROVED SALE - NO CHARACTERICS
5	512631	0470	6/9/04	\$402,208	IMPROVED SALE - NO CHARACTERICS
5	512631	0480	6/25/04	\$384,950	IMPROVED SALE - NO CHARACTERICS

Vacant Sales Removed from this Annual Update Analysis
Area 32

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	512631	0560	6/30/04	\$419,950	IMPROVED SALE - NO CHARACTERICS
5	512631	0590	9/13/04	\$450,391	IMPROVED SALE - NO CHARACTERICS
5	512631	0750	7/26/04	\$401,730	IMPROVED SALE - NO CHARACTERICS
5	512631	0760	9/8/04	\$379,950	IMPROVED SALE - NO CHARACTERICS
5	512631	0830	10/5/04	\$364,950	IMPROVED SALE - NO CHARACTERICS
5	512631	0850	8/23/04	\$389,950	IMPROVED SALE - NO CHARACTERICS
5	512631	0860	9/13/04	\$389,950	IMPROVED SALE - NO CHARACTERICS
5	778789	0300	8/27/04	\$431,500	IMPROVED SALE - NO CHARACTERICS
7	182306	9113	4/28/04	\$30,000	GOVERNMENT AGENCY
7	182306	9167	1/2/03	\$30,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	404840	0216	11/11/03	\$40,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	510330	0060	5/7/03	\$135,000	BUILDER OR DEVELOPER SALES
7	510330	0130	3/21/03	\$142,500	SALE DOES NOT REFLECT NEW IMP
7	510330	0190	9/17/03	\$150,000	SALE DOES NOT REFLECT NEW IMP
7	722970	0310	2/3/03	\$30,000	NO MARKET EXPOSURE
7	722980	0255	8/2/04	\$285,000	IMPROVED SALE - NO CHARACTERICS
7	722990	0085	4/20/04	\$85,000	LAND CHAR. CHANGED SINCE VALUATION



King County
Department of Assessments
King County Administration Bldg.
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Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr